

SANTA BARBARA COUNTY COASTAL PLAN

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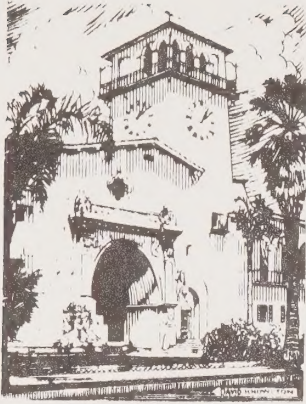
POINT
CONCEPTION
LIGHTHOUSE

MAY 1979
HEARING DRAFT



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COUNTY OF SANTA BARBARA
CALIFORNIA

DEPARTMENT OF PLANNING

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BRITT A. JOHNSON
Planning Director

June 5, 1979

TO INTERESTED PERSONS:

Enclosed is the hearing draft of the coastal plan for the County of Santa Barbara. This draft follows the pre-hearing draft which was released in November 1978 and distributed widely for public review. The land use plan maps are available separately as indicated on the attached sheet.

Public hearings on the coastal plan will be held jointly by the Planning Commission and Board of Supervisors. The hearings will begin on July 9, 1979, and are tentatively scheduled for Monday and Tuesday evenings throughout the month of July. A final hearing schedule will be mailed to you in about a week.

We encourage you to participate in the hearings either through oral testimony or written comments. If you have any questions, please call me at (805) 966-1611, Ext. 232 or 250.

Sincerely,

Kim Skinnarland

Kirvil (Kim) Skinnarland
Project Director
Local Coastal Program

Land Use Plan Maps

Due to the size of the County and the scale of the land use plan maps, it was not possible to include copies of the maps with the text of the plan. The original color land use plan maps are on display at the County Planning Department. In addition, blueprints of the maps can be obtained from:

Santa Barbara Blueprint
1114 State Street, Court 23
Santa Barbara, CA 93101
(805) 966-1701

When ordering maps, please specify the planning area(s) and the map(s) desired, i.e., the base map, overlay, or both.

<u>Map Name</u>	<u>Area Covered</u>
1. Point Sal/Guadalupe Dunes	Santa Maria River to Vandenberg Air Force Base
2. Point Conception Area	Jalama County Park to Gaviota State Beach (includes Jalama, Cojo and Hollister Ranches)
3. Gaviota Coast	Gaviota State Beach to Ellwood
4. Goleta	Ellwood to City of Santa Barbara
5. Montecito/Summerland	City of Santa Barbara to Toro Canyon Road
6. Carpinteria Valley	Toro Canyon Road to Ventura County line

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SANTA BARBARA COUNTY

COASTAL PLAN

Hearing Draft

May 1979

This plan was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972.

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ACKNOWLEDGEMENTS

We wish to extend our grateful appreciation to the many individuals and organizations who contributed their time and expertise to the development of this plan.

Preface

This is the hearing draft of the land use plan for the coastal zone of Santa Barbara County that has been prepared in response to the mandate of the Coastal Act of 1976. This draft follows the pre-hearing draft which was completed in November 1978 and distributed widely for public review. Comments and suggestions received during the informal review period are reflected in this revised draft.

Formal public hearings on the land use plan are scheduled to begin in July before the Planning Commission and Board of Supervisors. Following County approval of the plan, it will be submitted to the South Central Coast Regional Commission and State Coastal Commission for certification.

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CHAPTER 1: THE COASTAL ACT

1.1 HISTORY

Historically, land use in the California coastal zone has been regulated by local governments under the provisions of State Planning and Zoning Law. This enabling legislation mandates local governments to prepare general plans and zoning to ensure orderly physical growth and development within their jurisdictions as well as the protection of public health, safety, and welfare.

Traditional local control over regulation of land use in the coastal zone was substantially modified with the passage of The California Coastal Zone Conservation Act (Proposition 20) by the voters of California on November 7, 1972. The forces leading to the passage of this landmark initiative were complex. The key factor, however, was the visible deterioration of the coastal environment due to increasing development pressures from a growing population. Under Proposition 20, the California Coastal Zone Conservation Commission and six Regional Coastal Commissions were created and given a dual mandate of preparing a statewide "comprehensive enforceable plan for the orderly, long-range conservation and management of the coast" and regulating development while this plan was being prepared. From 1973 to 1975, the Coastal Commissions, both regional and state, held literally hundreds of hearings on the evolving plan. The California Coastal Plan was submitted to the legislature on December 1, 1975. During the 1976 legislative session, several coastal bills were introduced, all modifying to some extent the Coastal Plan. By the summer of 1976, SB 1277, the California Coastal Act emerged from both houses as the basis of California's Coastal Zone Management Program. SB 1277 was amended by a trailer bill, AB 2948, which was itself amended by AB 400. On January 1, 1977, the Coastal Act and other legislation came into effect, establishing a permanent coastal management program for California.

1.2 GOALS, PRIORITIES, AND POLICIES

In enacting the Coastal Act, the legislature established the following goals for future activity in the coastal zone:

- (a) Protect, maintain and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- (b) Assure orderly, balanced utilization and conservation of coastal zone resources taking into account the social and economic needs of the people of the state.
- (c) Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners.
- (d) Assure priority for coastal-dependent development over other development on the coast.
- (e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including educational uses, in the coastal zone.

The heart of the Coastal Act is found in Chapter 3, the Coastal Resources Planning and Management Policies. These policies constitute the standards that local plans must meet in order to be certified by the state as well as the yardstick for evaluating proposed developments within the coastal zone. Topics covered by coastal policies include: beach access, low and moderate income housing, recreation, marine environment, environmentally sensitive habitat areas, agriculture, visual resources, and coastal dependent energy and industrial development. In essence, these policies are the rules for future growth and development in the coastal zone.

The Act also attempts to establish a framework for resolving conflicts among competing uses for limited coastal lands. The policies which spell out priority uses constitute this framework. The Coastal Act places as its highest priority the preservation and protection of natural resources including environmentally sensitive habitat areas (i.e., wetlands, dunes), and prime agricultural lands. In the case of habitat areas, only uses dependent on these resources are allowed within such areas. For agricultural land, the intent of the Act is to keep the maximum amount of prime land in production. On lands not suited for agricultural use, coastal dependent development (i.e., development that requires a site on or adjacent to the sea to be able to function at all) has the highest priority. Public recreational uses have priority on coastal sites which are not habitat areas and not needed for coastal dependent uses. For sites

that are not reserved for habitat preservation, agriculture, coastal dependent uses, or public recreation, private development is permitted. However, visitor-serving commercial recreation has priority over private residential, general industrial and general commercial development. These priorities must be reflected in the land use plans prepared by local governments.

1.3 IMPLEMENTATION

Each of the 15 counties and 53 cities along the California coast is required by the Coastal Act to prepare a Local Coastal Program (LCP). The LCP consists of "a local government's land use plans, zoning ordinances, zoning district maps, and implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of (the Coastal Act) at the local level." (30108.6) The land use plan means the "relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions." (30108.5) The zoning ordinances and district maps are the legal tools for implementing the land use plan. The Coastal Act also requires each LCP to "contain a specific public access component to assure that maximum access to the coast and public recreation areas is provided." (30500(a)) In addition, the local land use plans are required to consider uses of more than local importance. (30501(c)) As noted in the LCP Regulations,* such uses generally include: (1) state and federal parks and recreation areas and other recreational facilities of regional or statewide significance; (2) military and national defense installations; (3) major energy facilities; (4) state and federal highways and other transportation facilities (e.g., railroads and airports) or public works facilities (e.g., water supply or sewer systems) serving larger-than-local needs; (5) general cargo ports and commercial fishing facilities; (6) state colleges and universities; and (7) uses of larger-than-local importance, such as coastal agriculture, fisheries, wildlife habitats, or uses that maximize public access to the coast, such as accessways, visitor-serving developments, as generally referenced in the findings, declarations, and policies of the California Coastal Act of 1976.

The land use plans and zoning, after receiving local review and approval, must be submitted to the Regional and State Coastal Commissions. The Commissions must make the finding that the land use plan is consistent with the policies of Chapter 3 of the Act. The zoning and implementing ordinances are then reviewed to determine conformance with the approved land use plan.

After certification of the land use plan and zoning components of the LCP, the review authority for new development within the coastal zone, which is now vested in the Coastal Commission, will be returned to local government. The local government, in issuing coastal development permits after certification, must make the finding that the development is in conformity with the approved LCP. Any amendments to a certified LCP will have to be approved by the State Coastal Commission.

*LCP Regulations, adopted by the Coastal Commission on May 17, 1977.

After certification of the LCP's, the Regional Coastal Commissions will be phased out. The State Coastal Commission will, however, continue to exercise permit jurisdiction over certain kinds of development (i.e., development in the State Tidelands), and will continue to hear appeals and review amendments to certified LCP's. Only certain kinds of developments can be appealed after a local government's LCP has been certified; these include:

- (1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- (2) Developments approved by the local government not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.
- (3) Development approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.
- (4) Any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with §30500).
- (5) Any development which constitutes a major public works project or a major energy facility.

The State Commission is also required to review periodically the progress of local governments in carrying out the Coastal Act. This review is to occur at least once every five years.

CHAPTER 2: THE LOCAL COASTAL PROGRAM (LCP)

2.1 THE COASTAL ZONE IN SANTA BARBARA COUNTY

On the mainland, the coastal zone in Santa Barbara County spans 110 miles of coastline and includes approximately 184 square miles.* In addition, the offshore islands of Santa Cruz and Santa Rosa are entirely within coastal jurisdiction. While the coastal zone boundary line generally extends inland only 1,000 yards, the Santa Barbara coastal zone extends further inland in several areas because of important habitat, recreational, and agricultural resources. These areas include the lands surrounding Guadalupe Dunes and Point Conception, and most of Carpinteria Valley.

The coastal zone of Santa Barbara County is world-renowned for its beauty and diversity. The South Coast is characterized by sandy beaches, bluffs, and coastal terraces. Urban development and agriculture have nestled along the narrow coastal shelf against the spectacular backdrop of the Santa Ynez Mountains. The coastline from Point Conception north to the Santa Maria River is rugged and rural, consisting of rolling hills, mountains, rocky headlands, steep bluffs, and extensive sand dunes between Mussel Point and the Santa Maria River.

The Santa Barbara County coastal zone, like so many other areas in California, has a history of controversy over its use and development. Many projects have been proposed for the coastal zone in recent years; some have been implemented and others have failed to obtain necessary public support. Some of the better-known proposals include Exxon's proposal for an oil processing plant at Las Flores Canyon and the residential development proposals for El Capitan and More Mesa.

While Santa Barbara County has managed to maintain extensive areas of undeveloped coastline, it is clear that adopted plans and policies are not adequate to ensure wise management, development, and conservation of its coastline in the future. Stronger policies and appropriate land use designations will be required to ensure protection of Santa Barbara County's outstanding scenic values and diverse habitat resources, preservation of prime agricultural lands, and provision of maximum opportunities for recreational use of its beaches while allowing for orderly growth and development.

*Vandenberg Air Force Base, which is located in the County's coastal zone, is not subject to local land use controls.

2.2 THE LCP PLANNING PROCESS

The land use plan has evolved in three phases. The first phase, January to June 1977, concentrated on developing a framework for involving the public and affected agencies in the planning process, preparing a sound data base for land use decisions related to recreation, access, and environmentally sensitive habitats, and included a preliminary study of greenhouses and agriculture in the Carpinteria Valley.

The second phase, July 1977 to November 1978, involved actual preparation of the land use plan. Staff effort during these 16 months was concentrated on Santa Barbara County's critical coastal planning issues: agriculture, environmentally sensitive habitats, energy development, shoreline access, and recreation. Draft reports, which are on file at the Planning Department, were produced for all of the critical issues. Much of the background information in these draft reports has not been repeated in the land use plan.

During the second phase of the program, extensive opportunities for public involvement in the development of the land use plan were provided. For example, special public workshops were held to discuss habitat areas, recreation, access, and energy issues. A four-session Coastal Planning Series was conducted in the spring of 1978, sponsored by the Continuing Education Division of Santa Barbara Community College. The series provided an orientation session on requirements of land use planning under the Coastal Act, established the critical coastal issues, and included presentations on agriculture in the Carpinteria Valley, coastal recreation and access, energy development and habitats. Early in the land use planning process, an Agricultural Advisory Committee was formed to assist staff in studying the complex nature of agriculture in the Carpinteria Valley. The committee met numerous times to critique LCP draft reports. Finally, the County's General Plan Advisory Committees have played an important role in the development of the land use plan. The committees' land use designations contributed significantly to LCP staff decisions on appropriate land uses in the coastal zone.

The pre-hearing draft of the land use plan was released in November 1978; the third phase has involved public review of that draft. Approximately 35 public meetings and workshops were held during a 4-month period from November 1978 to February 1979. Many of the comments and suggestions that were received during the informal public review period have been incorporated into the hearing draft of the plan.

Public hearings on the land use plan will be held by the County, South Central Regional Coastal Commission, and State Coastal Commission. Following approval of the land use plan, zoning and other implementing ordinances will be prepared to carry out the land use plan. Both ordinances and zoning district maps will have to be approved by the County and Coastal Commissions. Upon approval of both components of the LCP (land use plan and zoning), the County will regain permit control over new development within the coastal zone.

2.3 THE LAND USE PLAN

The land use plan and implementation program, including zoning, which comprise the LCP are designed as a separate coastal element to the County's General Plan under the California Government Code Section 65303(k). As a separate element to the County's General Plan, the LCP exists in addition to the other elements of the General Plan, i.e., seismic safety, housing, circulation, etc.. After certification, the land use plan maps and zoning district maps will replace and supersede the existing General Plan map and zoning map for the County's coastal zone. Where there are conflicts between policies set forth in the certified LCP and those set forth in any element of the General Plan, the LCP shall take precedence for those areas located within the coastal zone.

The purpose of the land use plan is to protect coastal resources, provide greater access and recreational opportunities for the public's enjoyment, while allowing for orderly and well-planned urban development and the siting of coastal dependent industry. The plan incorporates, to the maximum possible extent, local plans and policies which are consistent with the Coastal Act. Where inconsistencies have been identified, modifications and revisions have been made. In general, the land use plan places a stronger emphasis on expanding public access opportunities to the County's beaches, preserving prime agricultural land, and protecting environmentally sensitive habitats than is found in prevailing local policy.

The changes in existing land use regulations that are proposed in the plan are moderate. Ample provision has been made for continued growth and development; the land use designations within the plan can accommodate projected new development through the year 2000, assuming that sufficient water resources are available. The plan does not, however, put forth provisions for phasing or controlling the rate of growth. There are too many factors external to the jurisdiction of the plan which would make such an undertaking tenuous at best. These include: the Missile X program, the Space Shuttle, the proposed LNG facility, Lease Sale 48, and U.C.S.B. enrollment policies.

The plan proposes that firm urban-rural boundaries be established which will have the effect of redirecting growth from an outward expansion to infilling. In this sense, the plan will result in more compact urban development, thereby assuring the long-term protection of surrounding agricultural lands and recreational resources.

The land use plan has two components: the maps and the text. The land use plan maps show the kinds, location, and intensity of land uses proposed for the coastal zone of Santa Barbara County.

The text explains the rationale for the land uses and establishes policies to guide future development. These local policies, along with the policies from Chapter 3 of the Coastal Act, will constitute the decision rules for evaluating projects after certification of the land use plan.

The heart of the land use plan is Chapter 3, the Resource Protection and Development Policies. This chapter contains a discussion of each of the major policy sections of the Coastal Act, relevant issues and problems within the County's coastal zone, and the proposed policies and actions which respond to these issues. Chapter 4 is devoted to a more in-depth discussion of the planning issues and problems in the seven planning areas within the coastal zone.

It is, of course, anticipated that the land use plan will need revision from time to time in accordance with changing conditions. The Coastal Act requires that certified plans be reviewed at least once every five years to determine whether the program is being effectively implemented in conformity with the policies of the Act. Local recommendations for revisions of the certified land use plan could be considered as part of the five-year review process or they could be initiated by the County at any time, subject to the approval of the State Commission.

2.4 THE LAND USE PLAN MAPS

The land use plan maps reveal two levels of information. The land use base maps show principal land use designations such as agriculture, commercial, residential, and industrial. The second level of information is contained in overlay maps. The overlay maps illustrate specific information such as flood hazard areas, view corridors, environmentally sensitive habitats, and areas which require special site design. They are placed over the base maps as a means of showing where potential constraints on development may exist. In addition, a set of resource maps for the mainland and Channel Islands has been prepared. These maps include detailed information regarding the location of environmentally sensitive habitat areas and are intended to supplement the land use plan maps.

The land use plan maps have been developed at two scales, one for the urbanized South Coast (Ellwood to Rincon) and another for the rural areas. The maps for the urbanized South Coast are at 500 scale (one inch = 500 feet). They provide enough detail for precise planning and zoning on a parcel-by-parcel basis. Such detail is not necessary in the rural areas where parcels are generally larger and land use issues are not as complex. Therefore, 2000 scale maps (one inch = 2000 feet) have been used for these areas. For Santa Cruz and Santa Rosa Islands, the land use plan maps are at 8000 scale (one inch = 8000 feet).

The key to the maps is the land use classification system which has been jointly developed by the LCP and Comprehensive Plan staffs. The land use classifications specify the principal permitted land uses within the coastal zone. Included in the land use classification system are the four "overlay" designations. Each of the land use classifications is defined in Appendix B of the land use plan. Policies that are associated with the overlay designations, View Corridor, Environmentally Sensitive Habitat Area, Flood Hazard, and Site Design are included in Chapter 3.

CHAPTER 3:

THE RESOURCE PROTECTION AND DEVELOPMENT POLICIES

3.1 INTRODUCTION

The policies established by the Coastal Act focus on the protection of coastal resources and the regulation of development in the coastal zone. These resource protection policies govern land resources, which include environmentally sensitive habitat areas and prime agricultural lands, recreational resources, the marine environment (i.e., streams, wetlands, and coastal waters), scenic resources such as views to and along the ocean, and air quality. The stress of these policies is on resource conservation. Coastal Act development policies govern all aspects of development including land divisions, industrial development, and new and/or expanded public works facilities. The emphasis of the Coastal Act development policies is on encouraging well-planned and orderly development which is compatible with resource protection and conservation.

The text and the policies set forth in this chapter are, in many aspects, the core of the land use plan. They establish the parameters for evaluating future development projects within the County's coastal zone, and set forth the measures that the County should take to achieve the degree of resource protection required by the Coastal Act. Furthermore, these local policies will serve as the foundation for developing the ordinances that will implement the land use plan.

This chapter is organized into major topics which reflect the principal coastal resource protection and development issues in Santa Barbara County. Each section is prefaced with pertinent policies from the Coastal Act and is followed by a discussion of local issues and problems related to the topic. The issues section attempts to pinpoint where County practices and regulations fall short of, or conflict with, the provisions of the Coastal Act. Finally, each topic area is concluded with recommended policies to bring the County into conformity with the Coastal Act. After certification, all new development in the County's coastal zone will have to meet the standards set forth in these policies.

The following general policies shall provide the framework for the land use plan:

- Policy 1-1: The County shall adopt the policies of the Coastal Act (PRC Sections 30210 through 30263) as the guiding policies of the land use plan.
- Policy 1-2: Where policies within the land use plan overlap, the policy which is the most protective of coastal resources shall take precedence.

- Policy 1-3: Where there are conflicts between the policies set forth in the coastal land use plan and those set forth in any element of the County's General Plan or existing ordinances, the policies of the coastal land use plan shall take precedence.
- Policy 1-4: Prior to the issuance of a coastal development permit, the County shall make the finding that the development meets the standards set forth in all applicable land use plan policies.

3.2 DEVELOPMENT

3.2.1 COASTAL ACT POLICIES

There are many sections of the Coastal Act that address, either directly or indirectly, the issue of development.* Only those policies that are not addressed in other sections of the plan are included here.

30250. (a) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases, for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

30252. The location and amount of new development should maintain and enhance public access to the coast by: (1) facilitating the provision or extension of transit service; (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads; (3) providing non-automobile circulation within the development; (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation; (5) assuring the potential for public transit for high-intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

*Refer to Appendix A for definition of development.

3.2.2 PLANNING ISSUES

The policies of the Coastal Act require that new development be concentrated within existing developed areas to avoid costly urban sprawl and to protect coastal resources, i.e., prime agricultural lands, scenic quality of rural lands, habitat areas, etc. The Act specifies that development adjacent or proximate to environmentally sensitive habitat areas be designed to avoid adverse impacts; that development be sited so as to avoid risks to life and property due to natural hazards; and that coastal visual resources be protected by careful placement and design of new development. Each of these development-related issues is treated in subsequent sections of this chapter. The Act also requires that public works facilities (water, sewer, and roads) be adequate to serve new development.

Concentrating New Development

According to Coastal policy, new development must be located within, contiguous with, or in close proximity to existing developed areas. In the County's coastal zone, urban development is currently concentrated on the South Coast from Ellwood east to the Ventura County line, with rural areas extending west of Ellwood and, to the east, encircling the urban areas of the City of Carpinteria and the community of Summerland. Concentrating new development in existing developed areas is, therefore, an issue for Carpinteria, Summerland, and Goleta, given their proximity to rural lands. According to the Coastal Act, development should take place within these urban areas prior to expanding outward. As noted in the agriculture section of the plan (Section 3.8), past urban expansion in Goleta and the Carpinteria Valley has resulted in the conversion of much prime agricultural land. To prevent further urban encroachment onto agricultural lands and encourage infilling within urban areas, urban/rural boundaries are delineated on the land use plan maps for the Carpinteria Valley, Summerland, and Goleta planning areas.

Within the rural lands of the Carpinteria Valley and Summerland, there exists a number of residential enclaves, known as Shepard's Mesa, Los Arcos, La Mirada, Ocean Oaks, Serena Park, Padaro Lane, Sandyland, and Rincon. Boundaries for these rural neighborhoods are also drawn on the land use plan maps to allow for completion of the neighborhood without encroachment onto surrounding agricultural lands.

Land Divisions

Another stipulation of the Coastal Act is that land divisions outside of existing developed areas be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels. The rural lands of the North County coastline and from Gaviota to Ellwood are currently zoned for large parcel sizes, in most cases 100-acre minimums. The land use plan calls for an increase in the minimum parcel size for the Hollister and Bixby ranches and other non-prime agricultural lands in the North Coast planning area from 100 to 320 acres. This minimum parcel size is adequate for determining appropriate land divisions in the North Coast; thus, the 50 percent criterion is not needed. Similarly, a 100-acre minimum for agricultural lands along the Gaviota Coast is adequate to protect the area's agricultural lands and prevent urban pressures for premature conversions.

In other rural areas of the South Coast, an increase in the minimum parcel size from five acres to ten acres is proposed in the land use plan (see Section 3.8). This change is required to address the policies of the Coastal Act concerning land divisions and the preservation of agricultural lands.

Service System Capacities and the Availability of Resources

The land use plan designates the kinds, intensities, and locations of land uses as required under the Coastal Act. A further intent of the Coastal Act is that the "kinds, intensities, and locations" of land uses be correlated with the availability of resources and services. Resources refer to water supply; services refer to water distribution systems, wastewater collection and treatment facilities, and transportation systems. In cases where resources and/or services can only accommodate a limited amount of new development, Section 30254 of the Coastal Act requires that provisions be made for allocating resources and/or services so that coastal dependent land uses, essential public services and basic industries, public and commercial recreation, and visitor-serving land uses are not precluded by other development.

Resource protection and provision of public services are also treated in other sections of the Coastal Act. Section 30231 of the Coastal Act requires that depletion of groundwater supplies be prevented. Section 30241 requires that public service and facility expansions and non-agricultural development do not impair agricultural viability either through increased assessment costs or degraded air and water quality.

Throughout the County's coastal zone, the major resource limitation is that of water. Wastewater treatment and collection facilities are near capacity levels in Summerland and Montecito and, therefore, present an additional constraint to development in these areas. Water supply and demand and sanitary treatment capacity data are found in Tables D-1 to D-8 (Appendix D) for the Carpinteria, Summerland, Montecito, and Goleta planning areas. The implications of these data for the land use plan are discussed in detail in the appropriate planning area sections.

Water moratoria are already in effect in the Montecito, Summerland, and Goleta County Water Districts; and the demand for water within the Carpinteria County Water District is nearly equal to the existing supply. Therefore, all of the planning areas of the urbanized South Coast are experiencing some constraints due to limited water resources. Because buildout in these areas, i.e., the total number of housing units permitted under the land use plan, exceeds available water supplies, priorities for development are needed to assure that the priority land uses specified in Section 30254 of the Coastal Act are not precluded and that the depletion of groundwater supplies is prevented.

DEVELOPMENT POLICIES

Policy 2-1: In order to obtain approval for a lot split or other division of land, the applicant shall demonstrate that adequate water is available to serve the newly created parcels. The Planning Commission, before approving a lot split or other division of land, shall make the finding that such action is in conformance with Policies 2-2 to 2-4.

- Policy 2-2: The safe yield of the groundwater basins located in whole or in part within the coastal zone should not be exceeded. Where extractions from a groundwater basin have reached the safe yield level, use of a private water well for new development shall be grounds for denial of the project.
- Policy 2-3: In the furtherance of better water management, the County may require applicants to install meters on private wells and to maintain records of well extractions for use by the appropriate water district.
- Policy 2-4: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate water and sewer district.
- Policy 2-5: Resource-conserving water devices shall be used in all new development.
- Policy 2-6: Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analyses, and the applicant, that adequate services (i.e., water, sewer, roads, etc.) and resources are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Summerland, Montecito, and Goleta Planning Areas

- Policy 2-7: At such time as a permanent increase in the water supply of the Summerland, Montecito, or Goleta County Water Districts is obtained, the County shall establish priorities for development in each of the planning areas served by these districts; priorities shall include but not be limited to the following:

Expansion of public recreational opportunities
Visitor-serving commercial uses, i.e., restaurants, retail commercial, motels, etc.
Low and moderate income housing
Agricultural expansion

Carpinteria Valley

(See Carpinteria Valley planning area discussion for background.)

- Policy 2-8: The existing uncommitted water surplus in the Carpinteria County Water District, which is currently estimated to be 330 AFY, shall be divided between the County and the City of Carpinteria on the basis of historical water use; 30 percent or 100 AFY shall be allocated to the City and 70 percent or 230 AFY shall be allocated to the County. These allocations shall be held in reserve for priority uses, as established by the City and the County, respectively, and shall include but not be limited to the following:

a. County of Santa Barbara Priority Uses

1. Agriculture: This allocation shall be distributed between open field crops, greenhouses, and nurseries on the basis of established water usage, i.e., approximately 56 percent of the agricultural water supply shall be used for open field crops and 44 percent for greenhouses or cover crop production.
2. Residential development: New development shall be based on the 10 to 1 ratio established by the State Coastal Commission. Since 100 AFY of water is being allocated to the City of Carpinteria for urban uses, 10 AFY shall be allocated to the County for residential development within the rural neighborhoods delineated on the land use plan maps.
3. Public recreation
4. Visitor-serving commercial: Two areas allow for this use on the land use plan map - the eastern end of the Carpinteria bluffs and the Carpinteria Camper Park on North Via Real west of the City.

b. City of Carpinteria Priority Uses

1. Housing
2. Public and commercial recreation (swimming pool, racquetball, tennis courts, golf course, etc.)
3. Visitor-serving commercial (motel, restaurant, retail commercial)

Policy 2-9: Annexation of a rural area(s) to a sanitary district or extensions of sewer lines into rural area(s) as defined on the land use plan maps shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat or to protect public health.

Policy 2-10: All development, including agriculture, adjacent to areas designated on the land use plan maps as environmentally sensitive habitat areas, shall be regulated to avoid adverse impacts on habitat resources. Regulatory measures include, but are not limited to, setbacks, buffer zones, grading controls, noise restrictions, maintenance of natural vegetation, and control of runoff.

Policy 2-11: In areas designated as rural on the land use plan maps where historical land divisions have resulted in the creation of lots which do not meet the minimum parcel size designated on the land use plan maps (i.e., Naples), the County shall take action to recombine existing undeveloped lots to meet required minimums.

Coastal Conservancy funding would provide one possible alternative for accomplishing this consolidation of non-conforming lots.

Policy 2-12: The County shall develop a fee schedule or other fiscal impact measures necessary to assure that new development will generate sufficient revenues to cover costs to the County of providing public services (i.e., police, fire, schools, roads, etc.).

Policy 2-13: The County shall reserve the right to reduce the density specified in the land use plan for a particular parcel if it is determined that such reduction is warranted by conditions specifically applicable to the site, such as topography, geologic or flood hazards, habitat areas, or steep slopes, particularly when such constraints are indicated by the overlay designations on the land use plan maps.

3.2.3 PLANNED DEVELOPMENT

The purpose of the Planned Development designation is to ensure well-planned development of large lots that are planned for residential use. It is the intent of this designation to allow for flexibility and innovative design of residential development so that the important resource values of a particular site (i.e., habitat areas, scenic quality, vegetation, archaeological resources, etc.) are preserved. It is also the intent of the Planned Development designation to require clustering of structures to provide open space and recreational opportunities for use by both the residents of the site and the public. In some cases, commercial development such as convenience stores or visitor-serving facilities (i.e., restaurants, motels, etc.) may be incorporated into the design of a Planned Development.

All areas designated in the land use plan for Planned Development shall be subject to the following policies:

Policy 2-14: The entire site shall be planned as a unit. Preparation of a specific plan (Government Code Section 65450) may be required when parcels comprising a site designated as PD are in separate ownerships.

Policy 2-15: Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish all of the following goals.

- a. protection of the scenic qualities of the site;
- b. protection of coastal resources, i.e., habitat areas, archaeological sites, etc.;
- c. avoidance of siting of structures on hazardous areas; and
- d. provision of public open space, recreation, and/or beach access.

Policy 2-16: Permitted uses shall include:

- a. residential units, either attached or detached;

- b. recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents;
- c. open space;

and in developments of 200 residential units or greater, conditionally permitted uses include:

- d. commercial recreational facilities (private or public) that are compatible with the proposed residential units;
- e. in especially scenic coastal areas, visitor-serving commercial facilities, i.e., a motel or restaurant. Residential density shall be reduced to accommodate facilities that provide overnight lodging.
- f. convenience establishments of a commercial and service nature such as a neighborhood store, provided:
 - (1) such convenience establishments are an integral part of the general plan of development for the Planned Development and provide services related to the needs of the prospective residents.
 - (2) such convenience establishments and their parking areas will not collectively occupy more than one (1) acre per two hundred (200) dwelling units.
 - (3) such convenience establishments will be located, designed, and operated primarily to serve trade and service needs of persons residing in the Planned Development and not persons residing elsewhere.
 - (4) such convenience establishments will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.
 - (5) no building permit for any convenience establishment shall be issued before at least one hundred (100) dwelling units are constructed within the development.

Policy 2-17: The County shall specify the maximum density of development permitted under the Planned Development designation at the time this designation is adopted for a particular parcel(s) unless already specified in the land use plan. Determination of an appropriate density shall take into account all of the factors listed in Policy 2-15 and shall be compatible with the density and character of surrounding land uses.

Policy 2-18: The amount of public, private, and common open space in a Planned Development shall be specified in the development plan. The required amount of common open space shall be at least twenty (20) percent

of the gross area. The County shall determine the amount of public open space required for coastal access and recreation and protection of public views, if not specified elsewhere in this plan, but in no case shall it be less than twenty (20) percent of the gross area.

Open space shall be defined as follows:

- a. Public open space shall include but not be limited to public parks and parking lots, beaches, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces. Environmentally sensitive habitat areas and archaeological sites may be included in public open space only if such areas are usable by the public for light recreation, i.e., walking.
- b. Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios and yards, or other developed areas.
- c. Private open space shall include but not be limited to patios, decks, and yards for the private use of the residents of individual units.

NOTE: Additional conditions for parcels designated as PD-Planned Development are found in the following sections:

Carpinteria Bluffs: Section 4.2.3

Hammond's Meadow: Section 4.4.3

More Mesa: Section 4.5.3

University Exchange: Section 4.5.4

3.2.4 SITE DESIGN OVERLAY DESIGNATION

The purpose of the site design overlay designation is to ensure well-planned development of large, undivided lands which are planned for large lot residential uses (i.e., estate and ranchette uses with minimum parcel sizes ranging from one to twenty acres). These parcels are subject to environmental constraints (i.e., geologic or flood hazards, steep or unstable slopes) or have important resources values (i.e., habitat areas, archaeological sites). It is the intent of this designation to avoid the resource degradation and creation of lots which are unsuited for development that often results from piecemeal subdivision of large parcels. All parcels designated with the Site Design Overlay shall conform to the following policy:

Policy 2-19: Prior to approval of any lot splits or subdivision of a parcel designated on the land use plan map with the Site Design Overlay, a site plan showing the ultimate parcelization of the site shall be reviewed by Subdivision Committee and approved by the Planning Commission. The site plan shall show lot lines, circulation pattern, and a general indication of the location of residential structures. All parcels to be created shall have adequate building sites and road access. In approving the site plan, the Planning Commission shall make the finding that ultimate development of the site will be consistent with all land use plan policies, including those regarding protection of habitat areas, avoidance of flood and geologic hazards, and protection of hillsides and watersheds. Where necessary to achieve conformance with the standards set forth in the land use plan policies, the Subdivision Committee or Planning Commission may require increases in the minimum parcel sizes shown on the land use plan maps. All future lot splits or subdivision shall be in conformance with the approved site plan.

3.3 HAZARDS

3.3.1 COASTAL ACT POLICIES

30253. New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff-retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish-kills should be phased out or upgraded where feasible.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

3.3.2 PLANNING ISSUES

Recent events have provided strong evidence of the vulnerability of certain coastal areas to natural hazards. Following saturating rains in the winter of 1978, large sections of the cliff face in Isla Vista fell into the sea, threatening several apartments; soil slippage caused a road washout in the community of Summerland; severe erosion occurred in graded areas above Summerland; several blufftop homes slid into the sea in the City of Santa Barbara; and flooding and heavy wave action damaged some homes along Miramar Beach. Also in 1978, an earthquake disrupted a rail line in the Ellwood area, produced numerous bluff slides and fissures along the South Coast, and caused considerable structural damage in the surrounding areas.

The Coastal Act requires that the risks to new development from such occurrences be minimized. Moreover, it specifies that new development must be located and built neither to "create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs."

The County has an array of policies and regulations within its zoning, grading, and fire ordinances, and building code which address many of the concerns of the Coastal Act. In addition, Santa Barbara County has undertaken public works projects in recent years which now protect large areas that were previously vulnerable to flooding. Extensive creek channelizations in the Carpinteria Valley and the construction of upstream debris dams are two recent examples.

However, in spite of measures currently imposed by the County, recent problems with blufftop development and severe erosion in certain hillside agricultural areas suggest that more stringent controls are needed.

Bluff and Beach Erosion

Bluff erosion is a potential hazard for new development and continues to be a recurring hazard for existing development in portions of the South Coast. The bluff areas along Del Playa Drive in Isla Vista, sections of More Mesa and Hope Ranch, and areas along Channel Drive and Padaro Lane are all subject to hazards due to bluff erosion. Because of this recurring threat, many retaining walls, groins, and sections of rip-rap have been needed to protect life and property. In the aftermath of the 1978 winter, property owners have initiated additional protective measures, such as major seawall projects proposed for Isla Vista and Padaro Lane.

The County's policy on bluff development is handled on a case-by-case basis except in Isla Vista and Hope Ranch. In Isla Vista, a 30-foot setback requirement exists. It is based on an engineering study that was undertaken in 1963 to determine cliff stability and related problems in the Isla Vista area. The study identified an average "natural" rate of cliff retreat at six inches per year and recommended that a value of twice the apparent retreat rate (12 inches) per year be applied for safety purposes, along with specific site drainage requirements. Assuming an average "economic life" of 30 years per structure, the County developed the 30-foot setback for the area. In Hope Ranch, a 50-foot setback is required under the provisions of the County's Zoning Ordinance #661.

The inadequacy of the present requirements with respect to the Coastal Act is especially apparent in Isla Vista, since new "protective devices" which may substantially alter natural landforms along bluffs and cliffs are now necessary to protect property.

Bluff areas adjacent to development at More Mesa have been eroding at an average rate of ten inches per year, while along a section of Padaro Lane bluff losses of up to two feet per year have been reported. These examples provide additional evidence why County setback standards should be strengthened in order to eliminate the possibility of needing new "protective devices" in areas where future development may occur.

While serious beach erosion occurred during the winter storms of 1978, damage was localized and temporary in most cases. Heavy river and stream

flows replenished much of the losses. Existing and proposed flood control projects are not considered to have a significant impact on sand supply to the beaches that would require corrective measures.

Geologic Hazards

Geologic hazards include seismic hazards (surface ruptures, liquefaction, severe ground shaking, tsunami runoff), landslides, soil erosion, expansive soils, and subsidence. Since these hazards can affect both life and property, additional siting criteria or special engineering measures are needed to compensate for these hazards.

The entire South Coast lies in an area of high seismic risk. Seismic, landslide, and tsunami hazards have been mapped by the County and are used by the Public Works Department to review development proposals. Where faults are identifiable, the County Public Works Department has been generally requiring a 50-foot setback from the fault, though precise setback decisions are made on a case-by-case basis. In addition, geologic and soil engineering reports may be required under Grading Ordinance No. 1795 for obtaining a grading permit. These reports are used to identify geologic and soil problems and to establish conditions for siting and constructing structures where hazards or problems exist.

With the exception of a slope hazard area in Summerland, problems due to slope instability are generally confined to areas outside of the proposed urban development limits set forth in the land use plan. Although the coastal zone between Ellwood and Point Arguello is either hilly or mountainous with variable and complex geologic conditions, only low-intensity, nonurban land uses will be located in this area. Consequently, slope-related hazards will be minimized.

Soil erosion is a slope-related hazard which has become more problematic in recent years because of extensive agricultural development on slopes of 30 percent or more. A recent study conducted by the Agricultural Unit of the State Water Resources Control Board documents severe erosion in some areas of the South Coast where new orchards are being established. The County Grading Ordinance No. 1795 (as amended by Ordinance No. 2770) exempts farming and agricultural grading operations on parcels zoned exclusively for agricultural use which are larger than five acres from obtaining a grading permit. However, the County's Brush Removal Ordinance (No. 2767), which applies to the South Coast, does regulate removal of vegetation on parcels over five acres in size, and requires a permit and approval of drainage and erosion control devices before agricultural grading commences.

Flooding

Flooding has occurred along Santa Barbara's South Coast in recent years, particularly in the Carpinteria Valley, sections of Montecito, and

the Santa Barbara Airport area. Severe floods in 1969 undermined a section of U. S. 101 in Carpinteria. These flood hazards are progressively being eliminated in the populated portions of Carpinteria Valley and other areas of the South Coast as a result of stream channelizations and the construction of debris dams and silt basins by the Santa Barbara County Flood Control and Water Conservation District, the U. S. Corps of Engineers, and by the U. S. Soil Conservation Service.

The U. S. Department of Housing and Urban Development through the National Flood Insurance Program has investigated the existence and severity of flood hazards in the unincorporated areas of Santa Barbara County. One of the objectives of this study is to provide information to local planners in promoting sound land use and flood plain management. The Federal Insurance Administration has adopted the 100-year flood (the flood having a one percent chance of being equalled or exceeded in any given year) as the national standard for purposes of flood plain management. The 100-year "flood plain" is comprised of a "floodway" and a "floodway fringe". The floodway is the channel of a stream, plus any adjacent flood plain areas, which must be kept free of encroachment in order that the 100-year flood be carried without substantial increases in flood heights. As minimum standards, increases in flood heights are limited to 1.0 foot, provided that hazardous velocities are not produced. The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. This area encompasses that portion of the flood plain that could be completely obstructed without increasing the water surface elevation of the 100-year flood more than 1.0 foot at any point.

County Flood Combining Regulations, administered by the Santa Barbara County Flood Control and Water Conservation District, regulate construction, excavation, and grading in a "designated" floodway. The designated floodway, as defined in Ordinance No. 661, only includes "land reasonably required to provide for the construction of a flood control project for passage of a flood against which protection is provided or eventually will be provided by said project including land necessary for construction of project levees." Thus, the restrictions are not as comprehensive as those recommended by HUD. In addition, the "FH" Flood Hazard Combining Regulations currently apply only to areas in Carpinteria and Goleta, along Atascadero Creek, and the Goleta Slough.

New regulations covering all development within the 100-year flood plain have been formulated. The Flood Plain Management Ordinance, Chapter 15A of the County Code, has been adopted in order to comply with the requirements of the HUD-sponsored Federal Flood Insurance Program in which this County is participating.

Fire

Areas of moderate fire hazard within urban areas of the coastal zone are restricted to hilly sections of the Carpinteria Valley and Summerland. High fire conditions also exist west of Ellwood in rural areas of the

coastal zone. Developments within any of the hazardous zones in rural areas will be very low density and subject to stringent building, brush clearance, access, and water storage capacity restrictions (for fire suppression purposes) by the County Fire Department and/or the U. S. Forest Service.

3.3.3 POLICIES

Seawalls and Shoreline Structures

- Policy 3-1: Seawalls shall not be permitted unless the County has determined that there are no other less environmentally damaging alternatives for protection of existing development. Where permitted, seawall design and construction shall respect to the degree possible natural landforms. Adequate provision for lateral beach access shall be made and the project shall be designed to minimize visual impacts by the use of appropriate colors and materials.
- Policy 3-2: Revetments, groins, cliff retaining walls, pipelines and outfalls, and other such construction that may alter natural shoreline processes shall be permitted when designed to eliminate or mitigate adverse impacts on local shoreline sand supply and so as not to block lateral beach access.
- Policy 3-3: To avoid the need for future protective devices that could impact sand movement and supply, no permanent above-ground structures shall be permitted on the dry sandy beach except facilities necessary for public health and safety, such as lifeguard towers.

Bluff Protection

- Policy 3-4: In areas of new development, above-ground structures shall be set back a sufficient distance from the bluff edge to be safe from the threat of bluff erosion for a minimum of 50 years. The County shall determine the required setback. A geologic report may be required by the County in order to make this determination. (See also Policy 4-5 regarding protection of visual resources.)
- Policy 3-5: Within the required blufftop setback, drought-tolerant vegetation shall be maintained. Grading, as may be required to establish proper drainage or to install landscaping, and minor improvements, i.e., patios and fences that do not impact public views or bluff stability, may be permitted.
- Policy 3-6: Development and activity of any kind beyond the required blufftop setback shall be constructed to insure that all surface

and subsurface drainage shall not contribute to the erosion of the bluff face or the stability of the bluff itself.

Policy 3-7: No development shall be permitted on the bluff face, except for engineered staircases or accessways to provide public beach access, and pipelines for scientific research or coastal dependent industry. Drainpipes shall be allowed only where no other less environmentally damaging drain system is feasible and the drainpipes are designed and placed to minimize impacts to the bluff face, toe, and beach. Drainage devices extending over the bluff face shall not be permitted if the property can be drained away from the bluff face.

Geologic Hazards

Policy 3-8: Applications for grading and building permits, and applications for subdivision shall be reviewed for adjacency to, threats from, and impacts on geologic hazards arising from seismic events, tsunami runup, landslides, beach erosion, or other geologic hazards such as expansive soils and subsidence areas. In areas of known geologic hazards, a geologic report may be required. Mitigation measures shall be required where necessary.

Policy 3-9: Water, gas, sewer, electrical, or crude oil transmission and distribution lines which cross fault lines, shall be subject to additional safety standards, including emergency shutoff where applicable.

Policy 3-10: Major structures, i.e., residential, commercial, and industrial, shall be sited a minimum of 50 feet from a potentially active, historically active, or active fault. Greater setbacks may be required if local geologic conditions warrant.

Flood Hazard Area Overlay Designation

The intent of the Flood Hazard Area designation is to avoid exposing new developments to flood hazard and reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100-year flood plain. The flood hazard areas designated on the overlay maps fall within the 100-year flood zone boundaries as mapped by the Federal Insurance Administration (U. S. Department of Housing and Urban Development).¹ An

¹HUD flood hazard mapping has not been completed for all areas of the County. The streams on the urbanized South Coast area have been studied in detail. Information on flood hazards in other areas of the coastal zone is not as comprehensive.

up-to-date set of the HUD maps is available for inspection in the County Flood Control District Office. All development in designated flood hazard areas and within 50 feet of any stream or river in the area between Ellwood and the Santa Maria River shall be reviewed by County Flood Control for conformance with the following policies:

Policy 3-11: All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.

Policy 3-12: Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

3.3.4 HILLSIDE AND WATERSHED PROTECTION

Coastal Act Policies

In addition to Section 30253 which requires that new development neither create nor contribute significantly to erosion, the Act requires that biological productivity and quality of coastal waters, streams, and wetlands be maintained and that development be sited to minimize alteration of natural landforms.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Implementation of these sections of the Act requires regulation of development on hillsides and watersheds.

Background

Disturbance of hillsides² and watershed lands³ can result in the loss of soil and slope stability as well as increased erosion. The removal of vegetation deprives the soil of the stabilizing function of roots and this loss of soil stability increases erosion and thus lowers downstream water quality as a result of siltation. Wetlands and streams are particularly impacted by increased siltation. Heavy rains on unstable slopes can produce landslides, slumps, and flaws, especially in steeply sloping areas.

Disturbance of hillsides and watershed lands by development may also alter the natural drainage pattern and thus produce increased runoff and erosion. Removal of vegetative cover decreases percolation of precipitation into the soil, thereby reducing the amount of groundwater recharge and adding water to runoff that would ordinarily be transpired by trees and shrubs. Construction of impervious surfaces, such as roads and buildings, also decreases the amount of groundwater percolation and increases the amount of runoff. Increased runoff, in addition to producing intensified erosion, creates downstream flood hazards. Moreover, runoff from land surfaces is often contaminated with a variety of industrial, agricultural, commercial, or household residues. The most serious pollution problems often result from persistent erosion of soil, from fertilizers and biocides applied to the land, and from nutrients and toxic substances in watershed discharges. Estuaries are the termini for coastal watershed drainage systems and therefore such substances tend to concentrate in them.

Disturbance of hillside and watershed lands can result in high costs to a community. For example, degradation of hillsides as a result of erosion, landslides, and loss of vegetation can reduce scenic values, decrease real estate values, and impact the tourist industry. In addition, poorly designed and constructed hillside developments can frequently result in substantial costs to the public, either for repairs or for protective measures to prevent further damage. Increased runoff and sedimentation from denuded hillsides require increased public expenditures for flood control and storm water management. Decreased biological productivity of coastal streams and wetlands has even farther-ranging public costs.

²Hillsides are defined as lands with slopes exceeding 20 percent.

³Watersheds are defined as regions or areas drained by a network of surface or subsurface watercourses and have potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

Protection of hillsides and watersheds is, therefore, necessary to 1) minimize risks to life and property from flooding, slope failure, and landslides; 2) insure continued biological productivity of coastal streams and wetlands; 3) protect groundwater resources; and 4) preserve scenic values.

Policies

In order to ensure the long-term preservation of the biological productivity of streams and wetlands, protection of visual resources, and the prevention of hazards to life and property, the following policies shall apply to all construction and development, including grading and major vegetation removal, on slopes greater than 20 percent and on lands within the watershed of any coastal stream or wetland.

Policy 3-13: Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Policy 3-14: All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Policy 3-15: For necessary grading operations, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

Policy 3-16: Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

Policy 3-17: Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized immediately with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

- Policy 3-18: Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained on-site whenever possible to facilitate groundwater recharge.
- Policy 3-19: Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.
- Policy 3-20: All development within the coastal zone shall be subject to the slope density curve (Plate A) of the County Zoning Ordinance No. 661 (Article VII, Section 20). However, in no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.
- Policy 3-21: Where agricultural development will involve the construction of service roads and the clearance of natural vegetation for orchard development on slopes of 30 percent or greater, a brush removal permit shall be required.
- Policy 3-22: Where agricultural development will involve the construction of service roads and the clearance of natural vegetation for orchard development on slopes of 30 percent or greater, cover cropping or any other comparable means of soil protection shall be utilized to minimize erosion until orchards are mature enough to form a vegetative canopy over the exposed earth.

3.4 VISUAL RESOURCES

3.4.1 COASTAL ACT POLICIES

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

3.4.2 PLANNING ISSUES

The scenic resources of Santa Barbara's coastal zone are of incalculable value to the economic and social well-being of Santa Barbara County. The beauty of the Santa Barbara coastline is world-renowned; it is the basis of the County's strong tourist and retirement economies and is a source of continuing pleasure for the local populace.

The visual resources of the coastal zone include its beaches, sand dunes, coastal bluffs, headlands, wetlands, estuaries, islands, hillsides and canyons, upland terraces and plains, and its rivers and streams. These resources are vulnerable to degradation through improper location and scale of building development, blockage of coastal views, alteration of natural landforms by poor cutting, grading, and filling practices, and by poor design or placement of roadside signs and utility lines. The primary concern of the Coastal Act is to protect views to these scenic resources from public areas such as highways, roads, beaches, parks, coastal trails and accessways, and vista points.

Local policies which have visual resource implications are developed in the County's zoning, subdivision, and other ordinances. These include the Beach Development (BD) and the Exclusive Agriculture (A-1-X) zone restrictions, Ordinance #2188 governing the County's Board of Architectural Review (BAR), Division 8 of the County's Subdivision Ordinance pertaining to Special Treatment Areas, and County Sign Ordinance #2077.

The "BD" zone is in effect from Jalama to Ellwood and in Summerland. It is intended to "preserve and protect a limited natural resource, ocean beaches; ... to control construction of developments at sea level that may be threatened by destruction from ocean storms; to control construction on bluffs which may be threatened by collapse of beach bluffs caused by erosion, slides, or slippage of such bluffs; and to control the construction of sea walls and groins which might disrupt the littoral drift of sand along the coastline and cause erosion in the vicinity of such walls and groins." In general, the restrictions of the "BD" zone serve to limit construction on beaches to recreational facilities and establish a 15-foot or one story building height maximum for structures. Such restrictions have indirect visual resource protection implications since they reduce

unnecessary development on beaches and control the scale of permitted developments. However, the zone does not assure that permitted development is sited and designed to protect views to and along the ocean and scenic coastal areas or that it is visually compatible with the character of the surrounding areas as required by the Coastal Act. This is because the zone extends inland only to the bluff line and therefore does not affect residential structures on top of the bluffs. In addition, the fact that the "BD" zone allows development on the beach for other than public safety and welfare purposes appears to be incompatible with the intent of the Coastal Act.

Views of scenic bluffs from beaches are not protected by the "BD" zone nor are they protected by blufftop setback requirements developed by the Public Works Department. The latter establishes a setback of 30 feet in Isla Vista (see Section 3.3 on Hazards) and on a case-by-case basis elsewhere. These setback regulations were formulated for safety purposes without regard to visual considerations.

The County's "A-1-X," Exclusive Agricultural Zone, does address some of the visual problems associated with greenhouse development in the Carpinteria Valley. The zoning standards require that hothouses, greenhouses, or other plant-protection structures be set back at least 50 feet from the centerline of any street and require landscaping which, within five years, will "reasonably block the view of any structures and on-site parking areas from outside of the property." Landscaping along all streets is also a requirement of the A-1-X zone, but the degree of view blockage is not specified. While increased setbacks for greenhouse development from public streets and residential areas are needed (see Policy 8-6, Section 3.8), the existing landscaping requirements of the A-1-X zone are adequate to mitigate the visual impacts of greenhouses.

County building height standards, which in most zones permit two story structures of up to 35 feet in height, are not necessarily sensitive to visual resource protection. For example, a building of 35 feet located on a low coastal bluff set back 30 or 50 feet can be highly visible from many vantage points along a beach, and may consequently degrade the natural scenic value of the bluff. Further setbacks and/or height restrictions are needed to ensure protection of views.

The County's Board of Architectural Review (BAR) process is sensitive to visual resource concerns, including building mass, relationship of buildings to topography, and compatibility of buildings with the immediate area, but BAR's jurisdiction is limited, since not all zones are subject to review. Only areas which fall under "D", Design Supervision Combining Regulations, are under review by the County's Board of Architectural Review, although Summerland, Hope Ranch, Hollister Ranch, and the Embarcadero tract have their own review committees. All development in Montecito, which is governed by its own zoning ordinance #453, is subject to review by the County BAR. While the "D" designation is in effect for many critical undeveloped parcels in the coastal zone, there are large vacant waterfront

parcels which are not subject to design review. Furthermore, BAR policy does not contain language which encourages the protection of views to and along the ocean and scenic coastal areas nor the "restoration and enhancement of visual quality in visually degraded areas." While these concerns may be operative in practices of the BAR, they are not spelled out in the BAR's "Standards of Architectural Review."

The "Special Treatment" section of the County's Subdivision Ordinance contains policies which are directed to the protection of hillsides as a visual resource. This section notes that extensive hillside areas in the County dominate the view from the most heavily travelled and highly developed areas. Many of these same areas are subject to building construction and grading operations or the removal of the native cover which can substantially affect the natural scenic background for such travelled and developed areas. The "Special Treatment" section recommends that subdivisions and other developments "shall be designed to preserve, to the extent which is reasonable and feasible, the natural appearance of extensive hillsides." It instructs the Subdivision Committee to require grading which preserves the natural contours of land, retain trees and other native vegetation, minimize road cut scarring, reduce grading, and establish landscaping to conceal raw-cut slopes. Though the scope and purpose of the "Special Treatment" area would appear consistent with the policies of the Coastal Act, no special treatment areas have been designated to date.

The Recreational District is another existing zoning policy which acknowledges the importance of visual resources, though it too has not been used to date. The purpose of the District is to protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. It would restrict building heights to 2.5 stories, establish bluff setbacks of 50 feet when a bluff is more than 50 feet in height, and require Board of Architectural review for development proposed within the zone.

The County Sign Ordinance No. 2077 is sensitive to the visual impacts of signs. The effect of the ordinance is to subordinate signs to man-made and natural features. One of the significant features of the ordinance is its restrictions on billboards. Billboards are categorized as an "off-premise" sign and allowed only in heavy industrial and heavy commercial districts. Length and width limitations set forth in the ordinance are smaller than the standard billboard sign. A number of billboards do exist in the County coastal zone which, due to their size and location, impact on coastal visual resources. These signs are located on the upland terrace shelf north of Highway 101, between Ellwood and Gaviota; their legal status expires in May 1979.

4.2.3 POLICIES

- Policy 4-1: Areas within the coastal zone which are now required to obtain approval from the County Board of Architectural Review, because of the requirements of the "D"-Design Supervision Combining Regulations or because they are within the boundaries of Ordinance #453, shall continue to be subject to design review. In addition, developments in all areas designated on the land use plan maps as Commercial, Industrial, or Planned Development shall be required to obtain plan approval from the County BAR.
- Policy 4-2: All commercial, industrial, planned development, and green-house projects shall be required to submit a landscaping plan to the County for approval.
- Policy 4-3: In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment. Structures shall be subordinate in appearance to natural land-forms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places. Colors and materials shall blend with the natural environment.
- Policy 4-4: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.
- Policy 4-5: In addition to that required for safety (see Policy 3-4), further bluff setbacks may be required for oceanfront structures to minimize or avoid impacts on public views from the beach. Blufftop structures shall be set back from the bluff edge sufficiently far to insure that the structure does not infringe on views from the beach except in areas where existing structures on both sides of the proposed structure already impact public views from the beach. In such cases, the new structure shall be located no closer to the bluff's edge than the adjacent structures.
- Policy 4-6: Off-premise signs shall be prohibited in the coastal zone.
- Policy 4-7: Utilities, including television, shall be placed underground in new developments except where cost of undergrounding would be so high as to deny service.

- Policy 4-8: Where existing electric distribution lines degrade the visual quality of scenic coastal areas, undergrounding of lines shall be required at the earliest time practicable.
- Policy 4-9: The County shall request the State of California to designate that portion of Highway 101 between Winchester Canyon and Gaviota State Park as a "Scenic Highway."

3.4.4 VIEW CORRIDOR OVERLAY DESIGNATION

The Coastal Act mandate for the protection of visual resources is broad, requiring the protection of the scenic and visual qualities of coastal areas. Since the County's coastal area is world renowned for its beauty, the entire coastal zone could be subject to a visual resource protection overlay designation. Such a blanket designation is impractical; the general visual resource protection policies in the preceding section are intended to protect the County's scenic quality. The View Corridor Overlay designation is a special tool which is intended to give additional protection to areas where there are views from a major coastal road to the ocean. Highway #101, which parallels the ocean throughout much of the South Coast, affords many thousands of travellers scenic ocean vistas. Protection of this visual resource, a view corridor to the ocean, requires special treatment. Therefore, all areas in the County where there are views from Highway #101 to the ocean are shown on the land use maps with a View Corridor Overlay designation. All development in these areas shall be reviewed by the County Board of Architectural Review for conformance to the following policies:

- Policy 4-10: Structures shall be sited and designed to preserve unobstructed broad views of the ocean from Highway #101, and shall be clustered to the maximum extent feasible.
- Policy 4-11: A landscaping plan shall be submitted to the County for approval. Landscaping, when mature, shall not impede public views.
- Policy 4-12: Building height shall not exceed one story or 15 feet, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.

NOTE: There are policies in other sections of the plan which, when implemented, will result in protection of coastal visual resources. These include policies for the preservation of habitat resources (Section 3.9) and protection of bluffs, hillsides, and watersheds (Section 3.3).

3.5 HOUSING

3.5.1 COASTAL ACT POLICIES

Section 30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. ... New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

3.5.2 PLANNING ISSUES

The coastal area of Santa Barbara County is an especially desirable place to live. People of all economic sectors have chosen to locate in this area, particularly in the urbanized areas of the South Coast, and this has created a wide diversity of life styles and housing needs. As housing costs have soared in recent years, accommodating the housing needs of all economic levels has become an important local issue, evidenced by concern over rent control, interest in condominium conversions, and formation of housing cooperatives.

The housing policies of the Coastal Act focus primarily on the needs of persons of low and moderate income. Within the County's coastal zone, substantial housing opportunities for low and moderate income households currently exist in areas such as Summerland and Isla Vista; these opportunities need to be protected. In these and other segments of the coastal zone, new low and moderate income housing units need to be provided as well. At present, the County is addressing the housing needs of persons of low and moderate income primarily through the Federal rent subsidy program administered by the County Housing Authority and proposed housing rehabilitation programs through Community Development Block Grant funding. Additional County housing policies for the coastal zone will be necessary to satisfy the requirements of the Coastal Act, as will be borne out in the following discussion of the housing issues and recommended policies for addressing them.

Protecting Existing Low and Moderate Income Housing Opportunities

The Coastal Act requires that existing low and moderate income housing opportunities be protected. Many of these housing opportunities are found in multiple-unit apartment complexes and in older residential neighborhoods where the housing stock, including both single family and multiple units, is often in poor condition. Removal of these housing opportunities, either through conversion of comparatively lower cost apartment rentals to more expensive owner-occupied units or demolition of existing units, can displace low and moderate income people if adequate housing alternatives are not available within the local area.

In several areas of the coastal zone from Ellwood to Carpinteria, e.g., Isla Vista, portions of Goleta, and Summerland, a large proportion of the existing housing stock is in need of major repair. This finding is based on a County-wide Housing Condition Survey completed in June 1977, which provided the County with an inventory of exterior housing conditions. According to this survey, forty-one percent (41%) of the single family residences in Summerland are in need of rehabilitation ("C" condition; see Appendix A). These older, reparable dwelling units which provide substantial housing opportunities for low and moderate income households need to be preserved.

The County has applied for Community Development Block Grant funding for a "pilot" housing rehabilitation program in Summerland and Carpinteria which, if approved, would become effective in 1979. These and other rehabilitation efforts need to be encouraged to protect existing low and moderate income housing opportunities.

Demolition and Replacement of Existing Low and Moderate Income Housing Units

Demolition of dilapidated housing ("D" condition) is sometimes required for health and safety reasons, resulting in the displacement of low or moderate income households. This is particularly a problem in rental situations. In some cases, replacement of the low and moderate income units that have been removed is necessary to protect housing opportunities. A determination of the number of units to be replaced needs to be made on a case-by-case basis, reflecting the housing needs of the community. In other instances, a land use other than residential may be preferred following removal. For example, pockets of low income housing off of South Fairview Avenue in Goleta are located under the flight line of the airport and intermingled with commercial and industrial uses; because of health and safety considerations and incompatibility with adjacent uses, commercial or industrial land use may be better here. In such cases, it will be necessary to replace the low and moderate income units that are removed in other areas with comparable proximity to public services and employment.

Conversion of Existing Apartment Units to Condominiums

Conversion of apartment units to condominiums can have the effect of decreasing rental opportunities for persons of low and moderate income. According to a recent housing study conducted for the South Coast area, low income households tend to reside in larger, multiple-unit apartment complexes (General Research Corp., An Evaluation of the Housing Market for UCSB Students, April 1977). Conversion of these comparatively lower cost rental units to condominiums needs to be carefully monitored to prevent displacement of low and moderate income persons, particularly on the South Coast where the vacancy rate for rental units is below the five percent level recommended in the State Commission's housing guidelines.

(According to the 1975 Special Census, the average vacancy rate for the County was four percent. At the present time, the vacancy rate on the South Coast is estimated to be close to one percent, based on the results of a survey conducted by the County Planning Department in the spring of 1978). Currently, the County does not have a condominium conversion ordinance which addresses building requirements (i.e., minimum square footage per unit, provision of individually metered utilities, etc.) or the housing opportunity aspects of conversions. It is anticipated that the County Planning Commission will commence public hearings on such an ordinance in the near future.

Encouraging and Providing for New Low And Moderate Income Housing

According to the policies of the Coastal Act, new low and moderate income housing shall be provided where feasible, in conformity with the goals and policies of the local housing element. The principal deterrent to implementing this policy is that the high costs of land and construction preclude the building of units which are affordable to persons of low and moderate incomes. However, the need for affordable housing is presently a major issue County-wide and must be addressed in both the LCP and County's Housing Element. Other factors which need to be considered in determining the amount and type of new housing in the coastal zone are the employment characteristics of the market area and resource constraints.

Affordability

Overpayment, defined by the Department of Housing and Urban Development as housing payments in excess of 25 percent of gross monthly income, is currently the most severe housing problem in Santa Barbara County for renters and owners. According to the 1975 Special Census, 47.4 percent of all rental households in the County and 53.4 percent of the rental households in the South Coast housing market area exceeded the 25 percent standard. A consistent pattern has emerged throughout the County that low and moderate income households spend a larger proportion of their incomes for rent than do higher income families. Among the poorest households, those earning less than \$4,000 in 1974, the median proportion of income spent as rent varied from 43 percent to 100 percent of gross income. Also, households in multiple units pay a higher percentage of gross income for rent compared to households renting single family, 2-to-4 units, or mobile homes. In 1974, overpayment affected 21,000 households in the County with the very low income households accounting for 46.6 percent of these. Given the high incidence of overpayment among lower income households on the South Coast and, thus, the need for affordable housing, inclusionary housing provisions and incentives for constructing new low and moderate income housing are needed.

Relationship with Employment Opportunities

Employment opportunities in a housing market area play a large role in determining the type of housing that is needed. Thus, the housing policies of the LCP must be related to the land use plan and its implications for the future growth of the County. For example, Coastal Act priorities for the preservation of agriculture are reflected in the land use plan which establishes agriculture as a long-term land use. Such land use decisions will certainly sustain, if not increase, the demand for farm laborers and significantly impact the housing market for areas such as the City of Carpinteria. Construction of the LNG facility at Point Conception or the space shuttle at Vandenberg Air Force Base would bring hundreds of construction workers to these coastal areas and greatly affect the demand for temporary and permanent housing in the County. Also, visitor-serving commercial uses, which are priority uses under the Coastal Act, provide many service-oriented jobs for low and moderate income people. All of these potential employment effects need to be linked to their impacts on the housing market at the time new development is proposed.

Resource Constraints

Water moratoria currently are in effect for the Goleta, Montecito, and Summerland water districts. Thus, new housing in these areas is directly dependent on the use of private wells. In the Carpinteria County Water District, a limited water resource situation prevails and priorities for the remaining water supply need to be established. New development throughout the coastal zone must be tied to the availability of resources and phased according to local plans for expansion of public services, i.e., water, sewer, and roads.

3.5.3 RELATIONSHIP TO THE COUNTY'S PROPOSED HOUSING ELEMENT

The housing component of the Local Coastal Program builds upon the work that is currently being done toward development of a Housing Element for the County's Proposed Comprehensive Plan. The LCP housing component draws as much as possible on the housing needs analyses and program recommendations that have been prepared to date in conjunction with the Housing Element, since LCP and County housing policies must be in conformity. In addition, the housing component of the LCP focuses on housing opportunities for persons of low and moderate income. To this end, special LCP needs analyses are reflected in the planning area discussions of the land use plan (Chapter 4). It should be noted that separate housing components are being prepared by the Cities of Santa Barbara and Carpinteria for their respective jurisdictions in the coastal zone.

As outlined in preliminary drafts of the Housing Element, the County is divided into five housing market areas (HMA): Lompoc, Santa Maria, Santa Ynez, Cuyama, and the South Coast (Gaviota to the Ventura County line). Of these, the South Coast is the only market area in which major portions of the coastal zone are urbanized; and, within this market area, housing is a coastal planning issue for the urban area from Ellwood east to

Carpinteria. The coastal zone west of Ellwood to Gaviota, through the Hollister and Bixby Ranches, and north to Guadalupe, is rugged and rural. Housing in this area is primarily incidental and necessary to agricultural operations and will remain so over the foreseeable future. Therefore, in the LCP, the coastal zone from Ellwood to the Ventura County line is viewed as one housing market area within which existing low and moderate income housing opportunities are identified and deficiencies addressed. Housing issues for each planning subarea (Goleta, including Isla Vista and Hope Ranch; Montecito; Summerland; and the Carpinteria Valley) are then evaluated in the context of the total market area. This approach has led to the formulation of general housing policies which apply to the County's entire coastal zone, as well as additional local policies and actions for individual planning areas.

3.5.4 POLICIES AND ACTIONS

Policy 5-1: Affordable low and moderate income housing shall be defined as a housing unit selling at a price that is not more than three times the family median annual income of Santa Barbara County or a rental rate that does not exceed the existing HUD Section 8 Fair Market Rents for the County.

Policy 5-2: To protect existing low and moderate income housing opportunities, rehabilitation programs for areas in need shall be developed.

Action

The County Planning Department shall identify areas which meet the requirements for government-funded rehabilitation programs, prepare the necessary applications for funding, and develop programs for implementation.

Program

The County shall implement a pilot rehabilitation program in Summerland and Carpinteria effective 1979, through the use of Community Development Block Grant funds which have been approved for this purpose.

Policy 5-3: Rehabilitation of existing low and moderate income rental housing units shall be given priority over demolition of these units. Demolition of such units shall not be permitted unless the units are beyond reasonable repair (e.g., the costs of rehabilitation exceed 50 percent of the value of a unit in its present deteriorated condition) and demolition is required for health and safety reasons. Where five or more low or moderate income rental units are to be demolished, displaced tenants shall be given priority for available public housing assis-

tance programs, and provision for new low and/or moderate income units shall be included in the replacement housing.

Action

1. The County Planning and Building Departments shall determine whether the structure(s) should be removed for health or safety reasons.
2. The County Planning Department shall determine the appropriate amount of low and moderate income housing to be included in the replacement housing based on the needs of the housing market area. (See Policy 5-5 for method of determining the proportion of low and moderate income units to be included.)

Policy 5-4: Conversion of apartment complexes of five units or more to condominiums or stock cooperatives shall not be permitted where 50 percent or more of the units are rented by persons of low or moderate income who would be displaced by such conversion unless:

- (a) comparable rental units are available within the same housing market area for displaced low or moderate income persons, as evidenced by a five percent rental vacancy factor for six months preceding conversion, and
- (b) tenants have been given notice of intent to convert at least 120 days prior to conversion and first option to purchase the proposed condominiums, and two-thirds of the low or moderate income tenants have chosen to exercise their purchase option; or
- (c) the new monthly home ownership costs are affordable to low or moderate income households.

Action

1. The applicant shall provide the County Planning Department with the following information:
 - (a) percentage of low or moderate income renters 18 months prior to the proposed conversion, and
 - (b) the number of low or moderate income tenants who chose to exercise the option to purchase one of the condominium units.
2. The County Planning Department shall determine the vacancy factor in the housing market area six months preceding

conversion and the availability of comparable rental housing.

Following these and other determinations that may be required for consistency with other provisions of this plan, the Planning Department staff shall recommend approval or denial of the project to the Planning Commission.

Policy 5-5: In areas designated for multiple residential use, all new residential developments of five units or more shall include provisions for low and moderate income housing as a condition of approval.

Action

1. The County Planning Department shall review each new development plan for five residential units or more to determine the proportion of low and moderate income housing units to be included. The proportion shall be based on the housing needs of the market area at the time the project application is submitted, as follows:

$$\frac{\text{Current Households in Need}^*}{\text{Total Occupied Units}} = \frac{\text{Proportion of Units to be Included}}{1}$$

*Current Households in Need = Total Households in Need as identified in the Housing Assistance Plan minus Households currently receiving assistance. If housing needs analyses are not available for individual market areas, County-wide data will be substituted.

2. As a means of providing the required low and moderate income housing units, application shall be made for such programs as Federal Section 8, rent subsidy.
3. To ensure that the required low and moderate income units remain affordable to persons of low and moderate income over time, measures such as deed restrictions shall be required for a period of no less than 15 years.

Policy 5-6: In large multiple residential developments of 20 units or more, housing opportunities representative of all socio-economic sectors of the community shall be preferred. Such developments would include a range of apartment sizes (studios, one, two, three, and four bedroom units) and a mix of housing types (apartments, condominiums, townhouses, and single family detached) to provide for balanced housing opportunities.

Policy 5-7: Review and evaluation of proposed residential developments necessary to carry out the policies set forth in this housing component shall be performed by the planning analyst within the County Planning Department who is responsible for coastal permits.

The duties of this staff position shall include: (1) staff analysis of proposed residential projects in the coastal zone to determine appropriate incentives for the applicant to construct new low and moderate income housing; (2) requirements or conditions for approval to obtain the necessary number of low and moderate income units; and (3) mechanisms for ensuring that low and moderate income units are retained as affordable units over the long term.

Policy 5-8: Administration of housing programs shall be shared and coordinated as much as possible with agencies such as the Area Planning Council and County Housing Authority to avoid additional staffing requirements and increased costs to the County.

Policy 5-9: To provide for a balanced housing mix that will accommodate all economic segments of the community, review and approval of new development in the coastal zone, i.e., agriculture, coastal dependent industry, visitor-serving commercial, etc., shall include an assessment of its growth-inducing impacts on housing needs. The provision of adequate housing should be a necessary corollary to new growth-inducing developments.

Policy 5-10: In the areas designated for commercial uses on the land use plan maps for Summerland, Goleta, and Isla Vista, residential development shall be a permitted use subject to a conditional use permit.

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

OUTLINE

3.6.1 COASTAL ACT POLICIES

- The Coastal Dependency Criterion
- Oil and Gas Development
- Thermal Power Generating Plants
- Liquefied Natural Gas
- Other Coastal Dependent Industrial Uses

3.6.2 SUMMARY OF PLANNING ISSUES

3.6.3 OIL AND GAS DEVELOPMENT

- Background
- Planning Issues and Scenarios
- Existing County Regulations for Oil and Gas Development

3.6.4 LAND USE PLAN PROPOSALS

- Oil and Gas Wells
- Oil and Gas Processing Facilities
- Marine Terminals
- Pipelines
- Power Transmission Lines
- Piers and Staging Areas
- Other Coastal Dependent Industrial Facilities

3.6.5 THERMAL POWER PLANTS

3.6.6 LIQUEFIED NATURAL GAS

3.6.1 COASTAL ACT POLICIES

The Coastal Act, while emphasizing protection, enhancement, and restoration of coastal resources, recognizes that energy related development is necessary for the social and economic well-being of the State and the Nation. The basis for allowing energy development in the coastal zone is Section 30001.2, which states:

30001.2. The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such development in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state.

The Act also contains provisions for several types of energy development, including oil and gas development, thermal power plants, liquefied natural gas, and other related facilities. These policies are listed for each of the major energy facility categories in the following sections.

The Coastal Dependency Criterion

The Coastal Act policies addressing industrial development distinguish between coastal dependent and other development. According to Section 30101 of the Act, coastal dependent development or use means that "which requires a site on, or adjacent to, the sea to be able to function at all." Examples of coastal dependent energy facilities include: oil and gas separation and treatment facilities supporting offshore petroleum development, marine terminals, and liquefied natural gas terminals. Onshore oil wells are not considered to be coastal dependent since their functioning is dependent on a location near the oil resource, not the sea. Electrical generating plants and oil refineries may or may not be coastal dependent. Electrical generating plants which use ocean water for cooling purposes must be at or near the coast, but plants can also use inland water supplies when available. For refineries, transportation costs for crude oil and refined products dictate locations nearer end use markets rather than sources of supply; hence, locations in and near metropolitan markets are optimal. Since the principal metropolitan areas in California are coastal areas and many refineries receive imported oil by tanker, this leads to the coincident location of refineries in or near coastal areas.

Under Section 30255, coastal dependent developments, whether or not industrial, are given priority over other developments on or near the shoreline. In addition, Section 30260 of the Act establishes special criteria for allowing coastal dependent industrial facilities. Section 30260 states that:

30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

This section of the Act anticipates that industrial development may not be consistent with other Coastal Act policies, yet may be necessary for the public welfare. Additional policies for energy-related industrial development are included in Sections 30261-30264 of the Act. They are discussed below.

Oil and Gas Development

Oil and gas development is permitted in the coastal zone subject to the provisions of Section 30260 and the following conditions:

30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(a) The development is performed safely and consistent with the geologic conditions of the well site.

(b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.

(d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water-quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

In addition, the Act encourages consolidation and multi-company use of facilities:

30261. (a) Multi-company use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system,

unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oilspills, and, (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

The Act also requires that adequate protection be provided against oil spills. Section 30232 states that:

30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

Though refineries are not necessarily coastal dependent, their location in coastal metropolitan areas may put them in the coastal zone. Section 30263 establishes criteria for locating refineries in the coastal zone:

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if: (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and, (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(b) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.

(c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from inplant processes where feasible.

Thermal Power Generating Plants

Siting of new or expanded thermal electric generating plants is addressed in Section 30264 of the Coastal Act:

30264. Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

This section recognizes that the State Energy Resources Conservation and Development Commission may decide to select sites in the coastal zone upon a showing that these sites have greater relative merit than available alternates. This siting authority is limited within the coastal zone to areas not designated by the State Coastal Commission under Section 30413(b), which states that:

30413. (b) The (Coastal) commission shall, prior to January 1, 1978, and after one or more public hearings, designate those specific locations within the coastal zone where the location of a facility as defined in Section 25110 would prevent the achievement of the objectives of this division; provided, however, the specific locations that are presently used for such facilities and reasonable expansion thereof shall not be so designated. Each such designation shall include a description of the boundaries of such locations, the objectives of this division which would be so affected, and detailed findings concerning the significant adverse impacts that would result from development of a facility in the designated area. The commission shall consider the conclusions, if any, reached by the State Energy Resources Conservation and Development Commission in its most recently promulgated comprehensive report issues pursuant to Section 25309. The commission shall transmit a copy of its report prepared pursuant to this subdivision to the State Energy Resources Conservation and Development Commission.

Liquefied Natural Gas

Section 30261.(b) of the Coastal Act authorizes the siting of one liquefied natural gas facility in the California coastal zone. Since the passage of the Coastal Act, additional legislation (SB 1081) has deleted this section of the Act. Senate Bill 1081 mandated a complex siting procedure involving a number of agencies under the lead of the California Public Utilities Commission (CPUC). Discussion of this is deferred to Section 3.6.6.

Other Coastal Dependent Industrial Uses

The Coastal Act recognizes that other industrial uses are also coastal dependent. Those that the Act mentions specifically include ports and commercial fishing facilities. In addition, related activities, such as kelp harvesting and processing, aquaculture, and fish hatcheries, may also be considered coastal dependent. Such uses, because they are coastal dependent, are given priority over other land uses on oceanfront lands (Section 30255).

Other types of industrial uses (i.e., mineral extraction), which are dependent on resources which occur within the coastal zone as well as elsewhere, are not considered to be coastal dependent.

3.6.2 SUMMARY OF COASTAL PLANNING ISSUES

Oil and gas related development is currently the principal industrial activity in the Santa Barbara County coastal zone. Petroleum related activity is expected to increase in the future as development of leases in the Channel proceeds. Although the Southern California Edison Company owns land east of Point Conception which it had intended for a power plant, a specific project is not likely to be proposed in the near future. More recently, the Public Utilities Commission selected an area near Cojo Creek, immediately to the west of the Edison property, as the site for California's first liquefied natural gas terminal.

The issues involved in the siting of industrial and, particularly, major energy facilities in the coastal zone are complex. The principal concerns related to impacts on coastal resources include:

1. Shoreline Access and Recreation Opportunities: Facilities may impose barriers due to structures, fencing around the site, pier facilities across the beach, pipeline rights-of-way, and safety zones. These barriers may impede lateral or vertical access to the shoreline, block views, or consume limited oceanfront land.
2. Oil Spills: The critical concerns are with safe operating procedures in all aspects of the exploration, development, and production process, plus cleanup capability which considers containment and recovery at the source of the spill and at critical resource areas such as beaches and coastal habitats.
3. Land Resources: Coastal dependent development unless carefully sited can result in destruction or adverse impacts on habitats, agricultural lands, or archaeological sites.
4. Air Pollution: The effect of emissions on local air quality from marine terminals, oil and gas separation and treatment facilities and LNG may be substantial. Emissions from these facilities are regulated by State and Federal law.

5. Visual Resources: Energy and industrial facilities, particularly when sited in rural areas or within view corridors, represent major impacts on scenic and visual resources. Some impacts can be mitigated through proper siting, screening, and landscaping.
6. Marine Resources: Energy facilities that may require ocean water for cooling or heating purposes, i.e., power plants and LNG terminals, can have major adverse impacts on marine resources through entrainment of organisms in water intake systems, through discharge of water at a different temperature, and through use of biocides.

The following sections consider each of the energy and industrial facility categories separately, and develop the issues and objectives which are addressed in the land use plan. Due to the County's greater experience and regulatory control over oil and gas development, recommendations made for oil and gas development are far more detailed than for other energy facilities such as LNG or thermal power plants.

3.6.3 OIL AND GAS DEVELOPMENT

Background

Onshore oil production in Santa Barbara County is predominantly located north of the Santa Ynez Mountains, with the highest production coming from Cat Canyon, Orcutt, Lompoc, and Santa Maria fields. Onshore production in the coastal zone is presently limited to a few locations. In contrast with levels of production from inland fields and from State and Federal waters, onshore production in the coastal zone is low and declining. One area in the coastal zone where increased activity may be a possibility in the immediate future is the Guadalupe Dunes, where Union and Husky hold leases.

Santa Barbara County has a long history of offshore oil and petroleum activity, and is currently subject to increasing offshore development with State leases granted on 37 tidelands parcels and Federal leases granted on 68 tracts in the Channel portion of the Outer Continental Shelf (OCS). Most of these leases have undergone or are experiencing some degree of exploration, development, or production. Santa Barbara Channel production is about 45,000 barrels of oil and 30 million cubic feet of gas per day. Serving these leases are 13 offshore platforms, 42 subsea wells, 5 marine terminals, and numerous oil and gas pipelines. Twelve onshore separation and treatment facilities, two of which are in Ventura County, process all the offshore production from the Channel.

Offshore oil development is in the process of expansion with increased activity both in Federal waters and in the State Tidelands. In OCS lease sale #35, the Department of the Interior accepted bids totalling 420 million dollars on 56 tracts comprising 310,049 acres. Another OCS lease sale, #48, is proposed for June 1979. This second frontier OCS area in the Southern California borderland lies south of Point Conception and

ranges seaward from the State Tidelands as far as 190 miles, encompassing over 1.14 million acres. Most of the tracts nominated for leasing by the oil and gas industry in lease sale #48 are located in the Santa Barbara Channel. Proposed lease sale #53, tentatively scheduled for 1981, will affect areas north of Point Conception.

The potentials for significant adverse environmental impacts resulting from oil development expansion are of great concern locally. The development of the Outer Continental Shelf may be one of the factors that could prevent the County from meeting National Ambient Air Quality Standards unless stringent steps are taken to control vapor emissions from tanker loading and unloading operations. Air quality degradation could significantly impact coastal agriculture and be detrimental to the tourist industry and health of certain segments of the population, such as retirees. The recent OCS Lands Act amendments gave the Interior Department jurisdiction over OCS-related emissions. When reviewing OCS projects to determine consistency with the approved coastal management program for California, the State Coastal Commission will consider, among other things, the effect of activities proposed under those plans on the attainment of State and National Ambient Air Quality Standards.

While regulations regarding tanker loading or unloading exist, the County is concerned about the greater likelihood of major oil spills resulting from increased tanker traffic in the Channel and from the cumulative effects of daily operations such as loading, unloading, and equipment cleaning, on the marine and beach environments. Natural seeps also contribute to air quality degradation.

A key problem the County faces in planning for energy development is its lack of jurisdiction over oil and gas development in the State Tidelands and OCS. County control over activity in State and Federal waters is limited to regulation of onshore facilities used for drilling, processing, storage, and transshipment of oil and gas, and enforcement of air quality standards for emissions from platforms and marine terminals within the three-mile limit.

Along with the problems associated with lack of County jurisdiction over oil and gas development, local planning for energy facilities is hampered by lack of precise data regarding future development. Oil companies assert they are unable to anticipate their future activities and facility needs beyond three years with any certainty. Many areas in the channel are still being explored and lease sales #48 and #53 have yet to be held. Increases in the selling price of oil make some oil fields profitable that were previously uneconomical to produce. Evolution in technology directly affects both the location of wells and the methods of production, processing, and transportation. All of these factors suggest that long range planning must occur with a framework of much uncertainty.

Planning Issues and Scenarios¹

Oil and gas is currently produced in three areas: onshore, in the State Tidelands, and in the Outer Continental Shelf (OCS). OCS production is the largest (36,600 barrels per day) and has the greatest potential. State Tidelands production is relatively small by comparison, and declining (7,600 B/D). Onshore production within the coastal zone is declining and insignificant by comparison (440 B/D). By contrast, onshore production in the North County fields is 37,700 B/D. Issues surrounding each of these producing areas are examined separately.

1. Onshore Production in the Coastal Zone

Onshore production in the coastal zone is presently limited to the Thriftway wells just south of the Santa Maria River, Union wells at Government Point, the Shell wells near El Capitan, and the Aminoil wells at Ellwood. Production at these facilities is low and has been historically declining.

In planning for onshore oil production, it is necessary to distinguish among three subregions:

- a) the urbanized South Coast between Rincon and Ellwood;
- b) the South Coast between Ellwood and Gaviota; and
- c) the North Coast between Gaviota and the Santa Maria River.

These three subregions reflect different land use patterns, zoning designations and regulations, and oil resource development patterns. The South Coast between Rincon and Ellwood has seen considerable activity in the early days of oil exploration and development. Summerland in particular was an extremely active area. These areas were exhausted under the technology of that time. With urbanization over the past 30 years, and changes in land use patterns, oil drilling came under increasing restrictions and prohibitions. Neither the Cities of Santa Barbara and Carpinteria nor unincorporated area of Montecito allow oil drilling under existing zoning. Within the unincorporated area surrounding Carpinteria,

¹In order to estimate the need for additional land and/or facilities to accommodate production from onshore fields, State Tidelands, and OCS, it was necessary to develop planning scenarios for each of these areas. In the scenarios, certain assumptions are made regarding the timing and levels of future production and the implications for onshore facilities. The projections used in this plan are based on estimates prepared by the Office of Planning and Research, United States Geologic Survey, and Bureau of Land Management. It must be emphasized that there are problems in discussing capacities in this generalized way. This is done only to paint a rough picture of the implications of one production scenario and to provide a reference point for further discussion.

the "O" designation (Oil Drilling Combining Regulations) of the County zoning ordinance is attached to many of the residential, commercial, and agricultural designations, but bears no relation to known oil fields or past oil activity.

The South Coast between Ellwood and Gaviota has experienced major increases in recreational use in recent years. Additional areas have been designated for public acquisition by the State Department of Parks and Recreation. At one time, there was considerable oil and gas development activity along this portion of the coast. This is still where the bulk of the oil and gas facilities in the Santa Barbara coastal area is located. These facilities generally relate to offshore fields rather than onshore production. With declining production, many of these facilities have been functioning with considerable excess capacity. Onshore production in this area is currently limited to the Shell Capitan wells and Aminoil wells at Ellwood.

The North Coast between Gaviota and the Santa Maria River is the most likely area in the coastal zone for increased onshore production. Anticipated development in the Guadalupe Dunes area may conflict with protection of habitats and scenic and visual resources. Union Oil is currently operating facilities in the Government Point area; however, these facilities relate to production in the State Tidelands.

2. State Tidelands Production

Oil and gas extraction has been declining historically in the State Tidelands, though it may increase temporarily, depending on improved market conditions and use of enhanced recovery techniques. OPR has suggested a production scenario for the State Tidelands area which includes expanded production at Summerland, Carpinteria, and at South Ellwood fields. These are the fields OPR believes are capable of increases and where operators have taken steps to increase production. Sufficient surplus capacity exists at the Chevron plant at Carpinteria to accommodate anticipated increases in the Summerland and Carpinteria fields. ARCO is currently expanding its existing facilities at Ellwood to meet new anticipated levels of production from its State Tidelands leases.

Substantial surplus capacity exists in other processing facilities presently handling production from the State Tidelands. It is not evident that additional sites will be needed to process oil and gas from the State Tidelands, though existing facilities may have to be modified to meet new emission standards or handle increased production.

Anticipated impacts of this increased production on local coastal resources are limited. The volume of production expected from the State Tidelands will be small in comparison to production in the Outer Continental Shelf. Practices currently followed by the County in concert with area operators are consistent with the Coastal Act and recommendations made by OPR. Of special note are the consolidated facilities at the Getty marine

terminal at Gaviota, the joint use of ARCO and Aminoil facilities at Ellwood, joint use of pier facilities, and multiple company use of gas transmission lines.

3. Federal OCS Production

Oil and gas production is expected to increase substantially in the Federal OCS, peaking in 1990 according to a scenario developed by the State Office of Planning and Research. The OPR scenario was developed for use by the Joint Industry/Government Pipeline Working Group in assessing the feasibility of an onshore pipeline to transport crude oil as an alternative to tanker transport. Of immediate concern is the production that will take place in the Channel, which includes the Channel portion of lease sale #48 plus production from existing Federal leases. The Outer Banks portion of lease sales #35 and #48 is not included in the OPR scenario, as the production is expected to be tankered to refining areas, with limited or no impacts on onshore facilities in the County.

Two alternate tanker scenarios, neither of which includes an onshore pipeline, have been developed by the Bureau of Land Management (BLM) in its lease sale #48 Draft Environmental Statement (DES). Under the 100 percent tanker scenario, very limited quantities of crude, if any, would come onshore in Santa Barbara County for treatment. This pattern is illustrated by Exxon and its proposed offshore separation and treatment facility for the Hondo field. One consequence of this scenario would be the probable reinjection of gas, although gas could be brought ashore, or liquefied at the platform site and transported by tanker. Pacific Offshore Pipeline Company, a subsidiary of Southern California Gas Company, plans to build a gas processing facility at Las Flores Canyon to handle Exxon's production from Hondo.

An alternate scenario with tanker shipment at 25 percent and piping to shore facilities at 75 percent is also being considered in the DES. Under this scenario, it is assumed that the oil will be piped to Ventura County for onshore processing.

Thus, as far as a need for additional processing sites is concerned, neither tanker scenario in the DES for lease sale #48 indicates heavy impacts on the County. At most, one staging area of about six acres might be needed, primarily for personnel and supplies transfer. Other major facilities accompanying oil and gas development, especially platform fabrication yards, service and staging areas, and pipe coating yards, would probably continue to function where they are currently sited.

If crude oil does come onshore for processing, it would be important to determine how much additional processing capacity would be needed over and above capacities of existing facilities. The present surplus capacity of existing processing facilities at Chevron-Carpinteria, Phillips-La

Conchita, and Mobil-Rincon totals 109,000 B/D, and could accommodate almost all of peak East Channel production under the OPR scenario including production from lease sale #48, even if all of the crude were brought onshore. Under a 75 percent onshore piping scenario, no additional surplus capacity would be needed at peak operating conditions. These are only ballpark figures, and overlook the impact that differing crude characteristics and ownership arrangements may have on actual processing capabilities.

Projections for the West Channel area are open to some speculation, particularly with the eventual processing location of Exxon's Hondo production. Exploration has already begun in the West Channel, though production is not yet underway. No onshore facilities exist at present for processing crude from OCS production in the West Channel. Total production projected from the West Channel under the OPR scenario, including existing leases as well as lease sale #48 areas, peaks at 118,000 B/D by 1991.

If all Channel production is considered as an aggregate under a 75 percent onshore pipeline scenario, and an onshore pipeline is assumed, linking East and West Channel areas, an additional 60,000 B/D of processing capacity would be needed somewhere. This is equivalent to the present capacity of the Mobil-Rincon plant.

While the onshore impacts due to production activity from OCS production, including lease sale #35, lease sale #48, and existing Federal leases, may be low, total impacts from direct and indirect activity connected with these leases may be significant. By the peak period of activity (1985-1986), the DES projects that 3,200 people will be employed directly or indirectly in oil activity related to these lease sales. This employment will induce employment in other sectors of the economy and result in the need for housing and other services. (Refer to the County's Proposed Comprehensive Plan for a more detailed analysis of County-wide land use impacts.)

Existing County Regulations for Oil and Gas Development

Currently, the County regulates oil and gas production facilities with a policy statement, Zoning Ordinance No. 661, and the Petroleum Ordinance No. 2795. County Zoning Ordinance No. 661 regulates the permitted locations for the drilling and processing of oil, gas, and other hydrocarbons. In general, production is permitted by right in the U-"Unlimited Agricultural" District, AG-"General Agricultural" District, and in any district subject to the "OX" combining regulations. In any district with the "O" combining regulations attached to the base zone, oil production may be permitted subject to securing a permit from the County Planning Commission and a processing facility may be permitted subject to obtaining a Conditional Use Permit.

"PM" (Planned Manufacturing) zoning is required for all oil and gas processing facilities serving offshore development, and imposes tight

controls over the design of the facility. Since the "PM" designation must be applied for, this designation effectively requires a rezoning for every processing plant. If such zoning is not consistent with the general plan, then a general plan amendment must also be applied for. Once the application has been accepted by the Planning Department, it is reviewed concurrently by the Department of Environmental Resources, which performs the environmental impact assessment, and other County agencies (APCD, Parks, Planning, Petroleum Administrator, Public Works, etc.) to determine conformance with other County policies. The Planning Department prepares a report based on these reviews for the Planning Commission. The Planning Commission then acts on the application and sends the matter to the Board of Supervisors for final action. Before building permits are issued, the applicant must submit a precise plan which incorporates controls required by the Planning Commission and the Board of Supervisors.

Petroleum Ordinance No. 2795 and its amendment (Ordinance No. 2832) contain technical conditions for oil drilling activities in the County. The Ordinance regulates drilling, producing, operating, and abandoning wells, pipelines, tanks, and associated equipment; requires a performance bond; and establishes requirements for erosion, pollution, fire, and safety hazards. In addition, No. 2832 defines standards for emissions and for monitoring emissions, including alert and emergency shutdown procedures.

One potential conflict may exist between the Petroleum Ordinance and the Coastal Act. Under the Ordinance, additional wells drilled in existing oil fields identified on Division of Oil and Gas maps are not subject to environmental review. The Board of Supervisors recently reaffirmed this policy, though the Board requested a separate study for the Guadalupe Dunes area, where Husky Oil has applied for a permit to drill and Union Oil is considering similar activity.

The potential conflict arises over the location of sensitive habitats in the Dunes area which are protected under the Coastal Act and impacts caused by additional oil drilling. The existing Petroleum Ordinance may need to be modified to reconcile this potential conflict. Three possible administrative approaches may reconcile the conflict: (1) giving any major project in the coastal zone (including the Dunes) major project status requiring environmental review, regardless of whether or not it is in an existing field; (2) excluding the Santa Barbara County portion of the Guadalupe Dunes oil field from the list of fields exempt from environmental review; or (3) requiring development on the Dunes to meet specific performance standards.

In 1967, the County adopted a "Statement of Policy Relative to the Location of Onshore Oil Facilities," which is its most definitive response to the OCS program. The Policy applies to all applications from Point Conception to the Ventura County line, extending inland to the ridge line of the Santa Ynez Mountains, and to the three-mile limit offshore. In intent, the "Statement of Policy Relative to the the Location of Onshore Oil Facilities" is consistent with Coastal Act policies because it recog-

nizes both the need for onshore sites for oil and gas handling and the necessity of preserving recreational and scenic coastal resources.

It requires that each application for an onshore facility for the purpose of handling oil or gas production (i.e., marine terminals, tank farms, oil and gas processing facilities) be considered on the basis of: appearance of the facility from the surrounding areas; impacts of noise, vibration, odor, air pollution, visibility, lighting, traffic, grading, flood and erosion control, public safety, and land and water pollution. Presently, the Policy favors "no more than one additional marine terminal." It discourages any tank farms or processing facilities within three miles of any existing facilities and prohibits refining. It only supports expansion of existing facilities onto adjacent land, provided all other criteria of the Policy are met. In addition, it encourages consolidation of facilities (in keeping with Section 30261 of the Coastal Act) on existing sites or on adjacent land as an alternative to the establishment of new separate sites.

3.6.4 LAND USE PLAN PROPOSALS

The land use plan must specify where, when, and under what conditions energy related and other coastal dependent industrial facilities may locate within the County's coastal zone. The locational issues are resolved in two ways. A separate land use designation, Coastal Dependent Industry, handles uses which require locations on or near the sea in order to be able to function at all. As is current County practice, the land use plan also permits many energy related facilities such as pipelines, transmission lines, and oil wells under other land use designations. Table 3-1 shows which facilities are permitted in each of the land use designations.

Phasing of energy facilities could result in increased protection of coastal resources through use of consolidated facilities coupled with a more even resource recovery schedule. This would lead to an overall reduction in oil spill potential, less air pollution, and fewer facilities. However, phasing would require cooperation of government agencies at all levels with energy companies, and changes in existing practices and regulations. Resolution of these issues is beyond the scope of the Local Coastal Program.

Finally, the land use plan must specify conditions under which energy and coastal dependent industrial development will be permitted. As Santa Barbara County agencies have developed experience over the years with oil and gas operations, relatively few modifications are needed to make local regulations consistent with the Coastal Act. In the following sections, policies are recommended for most categories of energy and coastal dependent industrial uses. Discussion of issues and recommendations for thermal power plants and LNG terminals is included in Sections 3.6.5 and 3.6.6, respectively. In addition to conformance with the specific energy and industrial policies in the following sections, all energy and coastal

ENERGY FACILITIES - PERMITTED LOCATIONS

TABLE 3-1

PRINCIPAL LAND USE CLASSIFICATIONS

OVERLAY DESIGNATIONS

ENERGY RELATED ACTIVITIES	Agriculture I	Agriculture II	Mountainous Areas and Open Lands	All Commercial	Rural Residential	All Other Residential	Coastal Dependent Industrial	All Other Industrial	Community Facilities	Recre- ation	Habitat Areas	View Corridor
1. Exploratory wells		P	CUP		CUP		P	CUP			CUP	CUP
2. Onshore oil development, including wells, pipe- lines, storage tanks, processing facilities, and truck terminals		P	CUP		CUP		P	CUP			CUP	CUP
3. Processing facilities for offshore oil development, including marine terminals							P					CUP
4. Thermal power plants ¹												
5. LNG Terminal ¹												
6. Pipelines and related facilities, i.e., pump stations	P	P	P	P	P	P	P	P	P	CUP	CUP	CUP
7. High voltage trans- mission lines	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	
8. Piers, staging areas		CUP			CUP		P					CUP
9. Aquaculture		CUP	CUP		CUP		P	P				CUP

KEY

P = permitted use as long as all standards set forth in land use plan policies are met
CUP = requires conditional use permit

¹County jurisdiction over power plants and LNG terminals has been preempted.

dependent industrial development will have to meet the standards set forth in all other applicable policies of the land use plan.

Oil and Gas Wells

Oil and gas production is regulated under the County's Petroleum Ordinance No. 2795 (as amended by Ordinance No. 2832). This Ordinance incorporates provisions of other administrative units, including the Division of Oil and Gas and the Water Quality Control Board. Regulations cover drilling, producing, operating and abandonment; petroleum wells, pipelines, tanks, and associated equipment; erosion; pollution; fire hazards; and, finally, require a performance bond.

Operations on the site and impacts of operation on adjoining land uses are covered by the County Zoning Ordinance No. 661, under several sections. These sections regulate setbacks, well density, removal of equipment, piers, safety equipment, erosion, plantings, dust and other emissions, color of structures, duration of daily operation, and general appearance. While the existing ordinances are generally consistent with the Coastal Act, they need to be clarified in a few instances to sharpen their protection of resources located in the coastal zone.

The Petroleum Ordinance does not distinguish between exploratory wells and production wells. However, the cumulative impacts due to production wells spread over an area are different than those of one exploratory well. Should oil be discovered, and additional production wells established, the Oil Combining Regulations of the Zoning Ordinance mandate that drilling sites (which may contain more than one well) not be any more dense than one per ten acres. This practice of concentrating production in small islands and employing directional drilling is consistent with reducing environmental impacts.

In an application before the Regional Coastal Commission, Husky Oil entered a proposal for a drilling site in the Guadalupe Oil Field. As the application was for a project in the Guadalupe Dunes, an important coastal habitat, the Regional Commission wanted the equivalent of an environmental review done, which the County did not require for projects in established oil fields. Husky withdrew its application.

Two principles are at work here. First, it makes little sense to permit an exploratory well at a site where, for a variety of reasons, production wells would not be desirable. Second, to assess whether development would be acceptable requires an analysis of the site, other facilities, coastal resources, and potential buildout. In short, a preliminary assessment of potential impacts needs to begin at the point of exploration, as the exploratory well could end up being a production well and, potentially, part of a clustered or other development, if oil were found in paying quantities.

This initial assessment could be handled by a preliminary plan, submitted at the time of application for permit to drill an exploratory

well. If additional wells are drilled in the same lease area, a detailed development plan could then be required. Should any of the projects under the lease be subject to CEQA, the development plan would serve as an important source of information.

Where

Oil and gas wells are permitted in Coastal Dependent Industry and Agriculture II and are conditionally permitted uses in Mountainous Areas, Open Lands, Rural Residential and all other Industrial classifications (refer to Table 3-1).

Policies

The existing Petroleum Ordinance is generally consistent with the Coastal Act, and should be incorporated, with some modifications, within the land use plan. The following modifications are proposed:

- Policy 6-1: To assist the Petroleum Administrator in granting permits for petroleum wells in the coastal zone, a plan shall be prepared by the applicant and approved by the County. This plan shall consist of an Exploratory Plan for an exploratory well and a Development Plan for development wells. The purpose of the Exploratory Plan is to enable the Petroleum Administrator to make a preliminary assessment of potential coastal resource impacts, since the presence of oil or gas, and its depth and location, would be unknown. The Exploratory Plan would be less detailed than the Development Plan, but would address the same issues as the Development Plan.
- Policy 6-2: The Development Plan shall accompany the application for permit filed with the Petroleum Administrator. It shall be reviewed annually by the Petroleum Administrator and updated as needed or when additional changes in facilities or operating conditions are proposed and accepted. The Development Plan shall consist of the following:
- a. A plot plan of the entire area under lease or ownership, showing relationship of proposed facilities, including location of well(s) to ultimate potential development.
 - b. A map (1" = 50') showing relationship of proposed facilities to other buildings, structures, and/or natural or artificial features, including habitats, prime agricultural land, recreational areas, scenic resources, and archaeological sites within 1,000 feet of the well(s).
 - c. A plan for eliminating or substantially mitigating adverse impacts on habitat areas, prime agricultural lands, recrea-

tional areas, scenic resources, and archaeological sites due to siting, construction, or operation of facilities.

- d. An oil spill contingency plan indicating location and type of cleanup equipment, designation of responsibilities for monitoring cleanup, disposition of wastes, and reporting of incident.
- e. An analysis of the potential for consolidation of facilities, including clustering of wells on production islands, but especially for consolidation with other operators.
- f. A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion, consolidation, and decommissioning.

Policy 6-3: All oil and gas development in areas designated as environmentally sensitive habitats in the land use plan shall be subject to environmental review.²

Policy 6-4: Upon completion of production, the area affected by the drilling, processing, or other related petroleum activity, shall be appropriately contoured, reseeded, and landscaped to conform with the surrounding topography and vegetation.

Policy 6-5: Future projects for increasing or modifying production at the Shell Capitan or Thriftway oil wells shall be permitted only if the net overall impact of production on coastal visual resources is improved. In particular, the impact of storage tanks and pumping equipment on visual resources shall be mitigated by appropriate measures such as siting, depression below grade, and vegetative screening.

Oil and Gas Processing Facilities

The County currently has twelve oil and gas processing facilities located in the coastal zone, two of which are not in operation (Texaco--St. Augustine and Texaco--Gaviota.) Seven of these facilities process oil and gas from offshore fields and are therefore coastal dependent (Union--Pt. Conception, Arco--Gaviota, Chevron--Gaviota, Shell--Molino, Phillips--Tajiguas, Arco--Ellwood, and Arco--Coal Oil Point). Due to declining production in the State Tidelands, most facilities are functioning with consider-

²This policy is subject to change pending the outcome of a special study of the Guadalupe Dunes.

able excess capacity. These sites may be needed in the future to process oil and gas from development in the Channel.

Where

Existing areas currently in coastal dependent oil and gas development are designated as Coastal Dependent Industry in the land use plan. Oil and gas processing facilities are encouraged to expand within these existing sites rather than opening up of new sites. In addition, it is recommended that the County designate the Exxon site at Las Flores for Coastal Dependent Industry, provided that any development conform to all policies and standards in this plan. If Las Flores is developed, it will require a pipeline corridor passing through the coastal zone.

In accordance with existing County procedures and regulations, processing facilities required for production from onshore oil wells are permitted in Agriculture II as well as on sites designated as Coastal Dependent Industry, and are conditionally permitted uses in several other land use classifications (refer to Table 3-1).

Policies³

- Policy 6-6: If new sites for processing facilities to serve offshore oil and gas development are needed, expansion of facilities on existing sites or on land adjacent to existing sites shall take precedence over opening up additional areas, unless it can be shown that the environmental impacts of opening up a new site are less than the impacts of expansion on or adjacent to existing sites.
- Policy 6-7: If any new sites are needed, the former Aminoil parcels east of Naples (APN 79-200-4, 8) shall be given priority since extensive facility development has already occurred on this land to serve onshore oil production.
- Policy 6-8: The sections of the Petroleum Ordinance, Ordinance No. 661, and "Statement of Policy Relative to the Location of On-Shore Facilities" that address oil and gas processing facilities are hereby incorporated by reference in the land use plan.
- Policy 6-9: If an onshore pipeline for transporting crude oil to refineries is determined to be feasible, proposals for expansion, modification or construction of new coastal dependent oil and gas processing facilities shall be conditioned to require trans-

³After certification of the LCP, any new processing facility for offshore oil or gas, not on a site designated for Coastal Dependent Industry, will require an amendment to the LCP.

shipment of oil through the pipeline when constructed, unless such condition would not be feasible for a particular operator.

Marine Terminals

The County has permit jurisdiction over those portions of a marine terminal that are on land (i.e., pipelines, storage tanks) except where the County has been granted jurisdiction over State Tidelands.⁴ Those portions of a marine terminal which are seaward of the mean high tide line are regulated by the Coast Guard and the State Lands Commission. County zoning deals with siting conditions under the "PM" designation. Further, the County's "Statement of Policy Relative to the Location of On-Shore Oil Facilities" favors no more than one additional marine terminal along the South Coast.

While the existing policies and regulations appear consistent with the policies of the Coastal Act, policies addressing the location of new marine terminals need to be clarified in two aspects: (1) the status of marine terminals if an onshore pipeline proves to be feasible, and (2) the impact of lease sale #53 on the need for marine terminals between Point Conception and the Santa Maria River.

Where

Landward support facilities for existing marine facilities are designated as Coastal Dependent Industry on the land use plan maps. These include Union--Cojo Bay, Getty--Gaviota, and Aminoil--Coal Oil Point. In the case of the Exxon--Capitan marine terminal, the storage tanks are now located north of U.S. 101 on a site which is highly visible from the highway. The land support facilities for this marine terminal should be relocated to Las Flores Canyon, which is recommended for designation as Coastal Dependent Industry.

Policies

Policy 6-10: All relevant sections of Ordinance No. 661, the Petroleum Ordinance, and "Statement of Policy Relative to the Location of On-Shore Oil Facilities" are hereby incorporated by reference.

Policy 6-11: If an onshore pipeline is determined to be feasible, existing marine terminals shall become non-conforming uses. Crude oil shall be transported by pipeline, unless the County makes the

⁴The County's only granted Tidelands are in Carpinteria. The existing Chevron marine terminal in Carpinteria is under the jurisdiction of the City.

finding that transshipment of oil by pipeline is not feasible for a particular operator.

Policy 6-12: Due to scenic and natural resources in areas between Point Conception and the Santa Maria River, marine terminals are not considered at present as appropriate development in that area. If activity under lease sale #53 results in a need for marine terminal(s) in the North County, detailed studies should be undertaken to determine appropriate location(s).

Policy 6-13: The onshore facilities associated with the Exxon--Capitan marine terminal shall have legal non-conforming use status. Above-ground facilities shall be moved to the Las Flores site as soon as possible, and existing structures removed.

Pipelines

Technical performance for oil and gas pipelines is governed by Federal regulations administered through the Federal Department of Transportation. However, in California the Public Utilities Commission has the responsibility for administering the Federal regulations covering Public Utility pipelines. County Zoning Ordinance #661 currently exempts minor pipelines from permit requirements except in areas zoned "BD"--Beach Development. Major pipelines are permitted with a Conditional Use Permit. After certification, pipelines will need to be reviewed for conformance to the land use plan policies. However, permits shall not be required for pipelines exempted from coastal development permits under Section 30610 (c) of the California Coastal Act of 1976 as defined by the Interpretive Guidelines on Exclusions From Permit Requirements adopted by the State Coastal Commission on September 5, 1978.

Pipeline routing poses a number of problems which may threaten coastal resources, particularly if the pipeline must be routed through habitat or recreation areas. Here, the threat is twofold: damage may occur during construction arising from habitat loss, erosion, disruption of nesting or other biological cycles; or from damage occurring during operation, due to spills caused by breaching of the line.

Where

Pipelines are permitted uses in most land use classifications. Refer to Table 3-1.

Policies

The following policies shall apply to all pipelines on land and associated facilities (i.e., pump stations) except that Policies 6-18 and 6-19 shall not apply to gas pipelines.⁵

⁵The gas transmission line proposal to carry gas inland from the LNG terminal at Pt. Conception is exempted from Coastal Commission and County approvals by the LNG Terminal Act of 1977.

Policy 6-14: For the purpose of project review and prior to issuance of a permit to construct, a survey shall be conducted along the route of any pipeline in the coastal zone to determine what, if any, coastal resources may be impacted by construction and operation of a pipeline. The costs of this survey shall be borne by the applicant. (This survey may be conducted as a part of environmental review if an E.I.R. is required for a particular project.)

The survey shall be conducted by a consultant selected jointly by the applicant, the County, and the Department of Fish and Game. If it is determined that the area to be disturbed will not revegetate naturally or sufficiently quickly to avoid other damage, as from erosion, the applicant shall submit a revegetation plan. The plan shall also include provisions for restoration of any habitats which will be disturbed by construction or operation procedures.

One year after completion of construction, the area crossed by the pipeline shall be resurveyed to assess the effectiveness of the revegetation and restoration plan. This survey shall continue on an annual basis to monitor progress in returning the site to pre-construction conditions or until the County feels no additional progress is possible.

The County may require the posting of a performance bond by the applicant to ensure compliance with these provisions.

Policy 6-15: Herbicides shall not be used during pipeline construction and sidelaying of soil shall be restricted by removal of excess soil to an approved dumping site.

Policy 6-16: The pipeline shall be sited and constructed in such a manner as to inhibit erosion.

Policy 6-17: When feasible, pipelines shall be routed to avoid important coastal resources, including recreation, habitat, and archaeological areas.

Policy 6-18: For pipeline segments passing through important coastal resource areas, including recreation, habitat, and archaeological areas, the segment shall be isolated, in the case of a break, by automatic shutoff valves. The County shall determine whether spacing of automatic shutoff valves at intervals less than the maximum set by the Department of Transportation is required to protect coastal resource values.

Policy 6-19: Unavoidable routing through recreation, habitat, or archaeological areas, or other areas of significant coastal resource value, shall be done in a manner that minimizes the impacts of a spill, should it occur, by considering spill volumes, durations, and trajectory. Appropriate measures for cleanup or structures such as catch basins to contain a spill shall be included as part of an oil spill contingency plan.

Electric Transmission Lines⁶

The California Public Utilities Commission and California Energy Commission are the agencies responsible in the area of electric transmission lines which includes technical and safety performance and environmental concerns. All electric transmission lines proposed for the coastal zone are developments under the Coastal Act, thus the County will have permit review over them after certification. The only exception is electric transmission lines proposed as part of a new electric power plant being reviewed by the California Energy Commission. The Warren-Alquist Energy Resources Conservation and Development Act of 1975 exempts new power plants with capacity greater than 50 megawatts and electric transmission lines connecting such plants to the existing electricity transmission system from local government permit authority, and the Coastal Act exempts them from Coastal Commission permit authority (Section 30264).

While impacts from erosion, grading, and the operation of equipment may occur during construction and result in damage to coastal land resources and habitat areas, the primary concerns are associated with overhead electric transmission lines and their long-term impacts on views and visual resources. Visual impacts are particularly severe in undeveloped areas, especially the foothills and upland areas, and along the coastal terrace. Mitigating measures are limited at this time to alternate route locations and undergrounding of lines, which is expensive.

Where

Refer to Table 3-1.

Policies

Policy 6-20: Transmission line rights-of-way shall be routed to minimize impacts on the viewshed in the coastal zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Scarring, grading, or other vegetative removal

⁶Refer to Sections 3.3 and 3.4 for policies regarding electric distribution lines.

shall be repaired, and the affected areas revegetated with plants similar to those in the area.

Policy 6-21: In important scenic areas, where above-ground transmission line placement would unavoidably affect views, undergrounding shall be required where it is technically and economically feasible unless it can be shown that other alternatives are less environmentally damaging. When above-ground facilities are necessary, design and color of the support towers shall be compatible with the surroundings to the extent safety and economic considerations allow.

Piers and Staging Areas

Chevron maintains a staging area, including a pier, near its treatment facility in the City of Carpinteria, which it shares with Union, Sun, and Phillips. Arco and Exxon use the Aminoil pier at Ellwood for personnel transfer to platforms Holly and Hondo. The State Lands Commission, which has jurisdiction over this pier, has agreed to a plan developed by Arco and Exxon to remove part of the pier and rehabilitate the remainder.

Where

Piers and staging areas are permitted uses in areas designated for Coastal Dependent Industry and conditionally permitted uses in Agriculture II and Rural Residential classifications (refer to Table 3-1).

Policies

Policy 6-22: All existing piers and staging areas shall be permitted to function where they currently exist. Expansion on adjacent sites and/or upgrading of facilities shall take precedence over construction of new facilities.

Policy 6-23: The piers at Goleta Beach County Park and Gaviota State Park are restricted to recreational uses only.

Policy 6-24: At such time as piers are no longer needed for petroleum operations, the County shall be given the right of first refusal. The piers shall not be dismantled or sold to private parties unless the County Board of Supervisors has determined that the pier is not needed for recreational uses in the foreseeable future, or decides not to purchase it.

Other Coastal Dependent Industrial Facilities

Aquaculture has become an increasingly important coastal dependent industry. Aquacultural activities range from oyster and abalone culture to

fish hatcheries and fish farms. Significant contributions from both private and public sector enterprises to the State's economy are currently resulting from the production of salmon, trout, catfish, baitfish, and oysters. The importance of this industry is expected to increase because of expanding demand for food in general and because of declining yields of the world's fisheries.

Aquaculture systems can be characterized as either extensive or intensive. Extensive aquaculture describes the cultivation of low density populations of aquatic animals in large aquatic systems that naturally meet nutritional and environmental needs. Intensive aquaculture usually refers to an artificial growing system such as ponds, raceways, or tanks where supplemental feeding and environmental manipulation is necessary. The facilities can range from simple ponds or suspending shellfish on strings in the water from rafts to mass intensive production operations involving algae ponds, raceways with thousands of trays of shellfish in them, and processing buildings and laboratories. Access to salt water can be by dikes, channels or wells. The acreage required can range from one or two to about one hundred if many large ponds are needed as in the raising of prawns. At present, the only commercially viable intensive marine aquaculture practiced in California is in the production of molluscan seed stock such as oysters and clams. However, abalone and salmon culture and other species undergoing research and development may become commercially important in the near future.

Aquaculture is subject to multiple regulations governing food, health, effluent discharge, water quality, and navigable waters. Most of these regulations were intended to control other activities and pre-date the development of a viable aquaculture industry. In some cases, it can be demonstrated that these regulations have deterred the growth of the industry. Government agencies at the regional, State, and Federal levels are beginning to respond to some of the problems facing the industry and legislation is being enacted that will clarify some of these regulatory problems. Senate Bill 52, the California Aquaculture Development Act, is a State response to investigate the current and future status of the industry within the State.

The Coastal Act recognizes the importance of coastal dependent activities, such as aquaculture, and gives priority to uses which require sites on or adjacent to the sea (Section 30255). However, the Act also encourages coastal dependent industrial activities to locate or expand within existing sites (Section 30260). Within the Santa Barbara County coastal zone, one aquaculture facility exists and another is planned. The existing facility at Tajiguas uses salt water and raises fish for local markets. It may be closed down in the near future as the site is scheduled for acquisition by the State Department of Parks and Recreation. The proposed facility at Refugio is planned as a fresh-water sport fishing pond and therefore is not coastal dependent.

Where

Aquaculture that is coastal dependent is a permitted use in the Coastal Dependent Industry and other industrial classifications. It is a conditionally permitted use in several other land use classifications (refer to Table 3-1).

Policies

Policy 6-25: Aquaculture facilities located in areas designated as rural on the land use plan maps shall be sited and designed to be compatible with the natural surroundings. To minimize impacts on coastal visual resources, structures shall be well-screened, and depressed below grade when feasible. Intake and outfall lines for ocean water shall be undergrounded unless not feasible for a particular operation, i.e., salmon culture. If above-ground channels or pipes are necessary, adequate provisions for lateral beach access shall be required.

3.6.5 THERMAL POWER PLANTS

There are many issues associated with siting power plants in the coastal zone. Power plants have significant environmental impacts associated with their construction and operation. Power plants require considerable land for siting and have impacts on visual resources due to their size. Cooling water intake and outfall systems affect organisms through entrainment and changes in ambient water temperatures. Labor requirements during construction have impacts on the local economy, housing, roads, and other public services.

The California Energy Commission (CEC) has siting authority for thermal power plants in California. However, the CEC may not locate new or expanded power plants in the coastal zone in areas designated for exclusion by the Coastal Commission without first obtaining approval from the Coastal Commission.

Section 30413.b of the Coastal Act requires the Coastal Commission to designate specific locations in the coastal zone where siting of a power plant would prevent achievement of coastal resource protection goals. Commission staff conducted a siting study in an effort to ensure protection of areas with significant coastal resources. Factors considered in the Commission siting study include: parks and proposed land acquisition areas, cultivated prime agricultural land, wetlands, marine resources, environmentally sensitive habitat areas, areas of scenic and visual quality, and areas with inadequate public services. Other factors, such as air quality, and seismicity, which affect the coast in general, were not used as criteria in rejecting specific areas of the coastal zone. The Coastal Commission adopted designations on September 5, 1978. The maps showing the areas designated for exclusion are on file at the County Planning Department.

The Coastal Commission has designated most of the County's coastal zone for protection from power plant siting. However, an area inland of the Guadalupe Dunes and most of the coastal terrace north of Highway 101 between Gaviota and Ellwood remain undesignated. Under the provisions of Section 30413.c, these designations are subject to revision on a biennial basis.

In addition to designating areas for power plant exclusions, the Coastal Commission still retains authority under Sections 30413.d and e of the Coastal Act to participate with the CEC in sitings of coastal power plants outside the exclusion zones. Here the Coastal Commission must analyze applications and file a suitability report regarding siting at the selected location. Factors which the Coastal Commission must consider are defined in Section 30413.d of the Act.

3.6.6 LIQUEFIED NATURAL GAS

Section 30261.b of the Coastal Act authorizes siting of one liquefied natural gas facility in the California coastal zone. Since the passage of the Coastal Act, additional legislation (SB 1081) has deleted this section of the Act. Senate Bill 1081 mandated a complex siting procedure involving a number of agencies under the lead of the California Public Utilities Commission (CPUC), with a decision to be made not later than July 31, 1978. On that date, the CPUC recommended issuance of a conditional permit for Point Conception, pending the outcome of further study of seismic hazards and maritime conditions. It is anticipated that these studies will be completed by December 1979. At that time, a final permit would be issued unless the findings indicate hazards that cannot be mitigated by proper design of the facility.

Coastal Commission participation in the siting process has been limited to study of potential sites and ranking of sites based on potential impacts on coastal resources. Camp Pendleton was selected by the Coastal Commission as the least environmentally damaging site, followed by Rattlesnake Canyon, Point Conception, and Deer Creek in Ventura County. The Commission also recommended conditions to the CPUC for these sites.

In selecting Point Conception, the CPUC made the findings that new gas supplies would be needed in California by 1983 and that selection of sites other than Point Conception would result in curtailment of gas supplies to high priority users. The CPUC also determined that a permit could not be issued at the other sites based on considerations of public health, safety, and welfare, thus posing problems if the Point Conception site turns out to be infeasible due to hazards.

Thus, it appears that a final decision regarding the location and conditions for California's first LNG facility will not be made until after completion of the land use plan. However, in anticipation of the possibility of the Point Conception site being approved, a contingency plan has been developed.

Three planning issues which face the County in framing the contingency plan are: 1) maintaining the population density requirements of the LNG Terminal Siting Act; 2) ensuring compatible land uses in adjacent areas; and 3) developing strategies for the protection of coastal resources which may be impacted by the proposed terminal.

1. Population Density

Under the LNG Terminal Siting Act, local government must restrict development which fails to conform to the distance and population density provisions of the Act. These provisions are to be implemented by local government and the Coastal Commission through the LCP. In addition, the CPUC may impose reasonable terms and conditions in the permit so that the population density requirements are met. Further, the applicant may use the power of eminent domain to acquire property to achieve or maintain the required population density.

Under SB 1081, the population density shall not exceed (a) 10 persons per square mile within one mile of the site, and (b) 60 persons per square mile within four miles of the site. This translates roughly into 27 residents within one mile and 1,800 residents within four miles of the site.

Current population levels are three residents within one mile of the site and 72 within four miles. Under current zoning, maximum buildout would allow 183 residents within one mile and 1,552 residents within four miles, using a liberal average of 2.7 persons per dwelling unit. The actual per dwelling unit occupancy average for Hollister Ranch is 1.6 persons per dwelling unit.

The only problem posed by current zoning is for parcels within one mile of the site. Under the lowest density zoning designation currently in effect, which allows one dwelling unit per 100 acres, the population within one mile under maximum buildout would be limited to 55 persons (assuming 2.7 persons per household). This would require downzoning the Southern California Edison property, the part of the Cojo Ranch property within one mile of the site not in an agricultural preserve, and parts of the Hollister Ranch.

Were the present dwelling unit occupancy average (1.6 persons) for Hollister Ranch to persist for other units in the area, the population buildout would be limited to 33, only six persons over the 27 residents allowed. In either case, the numbers at stake are small. Density transfers could be used for some of the affected parcels to reduce density. The other alternative would be for the utility to exercise its power of eminent domain and acquire parcels adjacent to the site.

2. Proposed Land Use Designations for Point Conception Area

In keeping with the development and agricultural policies of the Coastal Act, the plan designates the proposed LNG site and the area

surrounding it as Agriculture II. This designation allows most agricultural activities and requires a minimum parcel size of 320 acres. Other uses which are permitted under this designation are oil well drilling and production, as long as performance standards are met.

Other kinds of land uses which could be permitted in this area that are consistent with the Coastal Act and with the requirements of the LNG Terminal Act include coastal dependent industrial uses, i.e., oil and gas processing facilities and aquaculture. Union Oil currently has some facilities in this area as a result of drilling activity in the State Tidelands. The land use plan designates two small areas west of Cojo Creek that are currently used by Union as Coastal Dependent Industry. There are no other imminent plans for additional oil and gas facilities in the Point Conception area. The Coastal Commission has already determined that this portion of the County's coastal zone is inappropriate for power plant sites due to the presence of important coastal resources. Finally, no other proposals for other coastal dependent uses, i.e., aquaculture, have been advanced, though kelp harvesting now occurs offshore in this area.

Industry that would make use of waste cold has been suggested for coupling with the LNG facility in the event that it is sited near Point Conception. With the uncertainty surrounding siting at Point Conception, the undemonstrated feasibility of cryo-utilization at this site, as well as the incompatibility of industrialization with the rural character of this coastal area, no recommendations are made for such uses in this plan. A specific proposal in the future could be handled by an amendment to the land use plan.

3. Strategies to Reduce Impacts

The remaining issue is the assessment of the impact of the proposed LNG facility, as conditioned by the CPUC, on the ability of the land use plan to achieve the objectives of the Coastal Act. While resolution of a number of critical issues has been deferred until further studies have been completed, the 41 conditions attached to the permit by the CPUC, as well as information generated by the EIR, enable a preliminary assessment of the impact of the facility on coastal resources. The issues which are unresolved include air quality mitigation measures, alternate access routes, use of a seawater exchange system, and alternate electric transmission routes.

Since the CPUC did not accept or weakened several of the conditions proposed by the Planning Commission and Board of Supervisors, the County may experience impacts from construction and operation of a facility that might have been avoided. Despite these setbacks, the County can attempt, where possible, to minimize any impacts that may result from construction or operation of the facility through the land use plan. With the preemption of the County by SB 1081, the land use plan's ability to mitigate impacts has been severely compromised. The conditions established by the

CPUC are reviewed below and an assessment made as to whether the land use plan can contribute any further to the protection of coastal resources.

Public Access and Recreation (CPUC Conditions 1, 2, 17)

While the applicant must submit a plan for limited public access, the obvious conflict of access with safety may not be resolved. Safety considerations may, in fact, prevent implementation of land use plan proposals for increasing opportunities for access and recreation in this area. While the County could try and provide increased opportunities elsewhere, this may be difficult without an outside funding source.

Marine Resources (CPUC Conditions 3, 4, 5, 6, 19)

In rejecting the Coastal Commission condition for gas-fired vaporizers, and relying instead on a seawater exchange system, the CPUC has traded off air quality against marine life. Operation of the seawater exchange system will trap marine life, while an alternate gas-fired vaporizer system would produce NO_x emissions. The CPUC has rejected the County's suggestion that alternate energy sources such as cold power, solar, and wind be used to run the facility. In addition, some loss of local kelp resources can be expected from construction of the trestle. These impacts cannot be mitigated by the land use plan.

Water Quality (CPUC Conditions 11, 22)

No issues.

Archaeological Resources (CPUC Condition 12)

The siting will unavoidably destroy or damage some archaeological resources and intrude on the religious and ceremonial sanctity ascribed to Point Conception by Native American groups. Provision for decommissioning of the facility may mitigate the long-term loss, but only if development of other uses is controlled. The land use plan does not allow for further industrialization of the area.

Visual Resources (CPUC Conditions 15, 18, 20)

By rejecting onsite power production, and accepting electrical transmission lines, the CPUC has traded off air quality against scenic resources. While the condition requires that a study of alternate routes be done to determine the most appropriate route, it is unlikely that visual impacts can be mitigated entirely. The land use plan does establish policies and standards for transmission lines, although they cannot be enforced on Western LNG Terminal Associates.

Visual impacts of the facility itself, especially the storage tanks, could have been mitigated by undergrounding the tanks. The CPUC condition does not insist on complete undergrounding, and requires the applicant to

show that a height greater than 50 feet is necessary. The land use plan cannot reduce these impacts.

Access Route (CPUC Condition 16)

The CPUC deferred a route selection decision until further studies are completed. To be included in these studies is an evaluation of alternate personnel and goods transfer modes. Possible impacts include habitat loss, housing shortages, traffic congestion, and construction cost. Without the detailed information to be provided by additional studies, the land use plan will not be able to discriminate among the impacts of alternate routes. The County must participate in these studies so that the findings reflect local goals and objectives.

General Public Health, Safety, and Welfare (CPUC Conditions 13, 14, 23, 24, 25, 26)

No issues.

Facility Operations and Safety (CPUC Conditions 32, 35)

No issues.

Construction of Facility and Pipeline (CPUC Conditions 21, 27, 29, 30, 31)

No Issues.

Seismic and Maritime Hazards (CPUC Conditions 32, 36, 37, 38, 39, 40, 41)

The permit to construct was granted conditionally, pending the outcome of further seismic and maritime studies. The ultimate impact of these conditions and mitigating measures would go far beyond the land use plan and affect gas supply, reliability, facility safety in the event of an earthquake, and the safety and welfare of adjoining property and population.

Housing (CPUC Condition 28)

This condition requires that the applicant supply the Santa Barbara County-Cities Area Planning Council with information on the number of employees, their location, and their mode of transportation during the period of time of construction of the facility and pipeline to enable the County to anticipate housing problems. In addition, this condition limits housing on the site to construction-related housing. One option which could be reflected in the land use plan would be a provision for one or more temporary housing sites to meet peak employment at the terminal site.

Recommendations

If the LNG facility is sited at Point Conception, the following policies shall take effect:

1. The LNG facility site shall be given a Coastal Dependent Industry designation.
2. The Agriculture II land use designation shall be retained for the area within four miles of the site perimeter during the life of the project.
3. Residential densities under the Agriculture II designation for areas within one and four miles of the site perimeter shall be established to meet the population density requirements of the Terminal Siting Act.
4. In areas not yet subdivided, any residential development, including subdivision of land, shall not be allowed to occur which violates the population density requirements of the Terminal Siting Act.
5. Industrial land uses which claim a relationship to the LNG facility, by nature of waste cold utilization, are to be judged on their merits at the time of proposal. No provisions are made in the land use plan at this time for their inclusion.

NOTE:

1. Under the Federal Coastal Zone Management Act, the State Coastal Commission now has "consistency" review over federal activities, permits, OCS plans, licenses and grants that affect land and water uses in the California coastal zone. A federal agency or applicant for a federal permit must first certify to the Commission that the proposed development is consistent with the California Coastal Management Program as approved by the Secretary of Commerce. If the Commission objects to specific parts of the development as not being consistent with the Program, then federal activity cannot take place unless the Coastal Commission's objections are overridden through a special procedure. The Coastal Management Program consists primarily of the California Coastal Act of 1976. The Program states that LCPs, when certified, will serve as one basis for the Coastal Commission's consistency determination, but that the State Coastal Commission will retain the primary authority for evaluating projects and activities subject to the federal consistency determinations (page 85, CCMP).
2. Under the provisions of Section 30603.a (5) of the Coastal Act, any action taken by a local government on a coastal development permit application for a major public works project or major energy facility is appealable to the State Coastal Commission. A "major" facility is defined as one costing more than \$25,000.

3.7 COASTAL ACCESS AND RECREATION

3.7.1 COASTAL ACT POLICIES

The public's right of access to all beach areas below the ordinary high water mark (mean high tide line) is guaranteed by the California Constitution. The Legislature, in passing the Coastal Act, did not alter these basic public rights but did establish a policy framework for achieving the goal of providing maximum opportunities for public use and enjoyment of the coast. Coastal Act policies which address the issues of access and recreation include the following:

30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners and natural resource areas from overuse.

30211. Development shall not interfere with the public's right of access to the sea where acquired through use, custom, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

30212. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources; (2) adequate access exists nearby, or; (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1-66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution.

30212.5 Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

3.7.3 PLANNING ISSUES

The County of Santa Barbara spans 110 miles of shoreline of which only 20.4 miles (18.5 percent) are publicly owned beaches (refer to Table 3-2). The coastline provides a diversity of topography and vegetation (i.e., sand dunes, rocky headlands, wide sandy beaches) and supports a range of recreational uses, including surfing, dune buggies, sunbathing, swimming, and nature study. These beaches, in addition to receiving extensive use by local residents, provide popular destination points for visitors. The issues and background data related to recreation and access have been summarized in draft reports which are on file in the County Planning Department; therefore, only a summary of the key issues is presented below. (A more detailed discussion of the issues for each planning area is presented in Chapter 4.)

Capacity Use of Existing Facilities

Existing beach parks owned by the County and State are being used to capacity, especially during summer weekends. At times of peak demand, existing facilities are insufficient to accommodate recreational needs and people are turned away. Moreover, County and State recreational demand projections indicate that facility deficiencies exist for most recreation activities. These deficiencies are expected to increase due to growth in population, tourism, and the popularity of many coastal dependent or related recreational activities. Consequently, a program of land acquisition and facility development needs to be implemented if demand for coastal recreation is to be satisfied.

Variety of Recreational Opportunities

Historically, County and State recreational planning has concentrated on providing beach parks which include a high level of service, such as parking, restrooms, snack bars, picnic tables, camping facilities, etc. Current use of undeveloped coastal areas which are not in public ownership indicates that there is public demand for recreational areas that may not require the full range of services supplied at existing beach parks.

TABLE 3-2

COASTLINE IN SANTA BARBARA COUNTY: JURISDICTION AND PUBLIC OWNERSHIP¹Jurisdictional Breakdown

County of Santa Barbara	60.9
Vandenberg Air Force Base	37.0
University of California (UCSB)	2.5
U.S.A. (Point Conception)	.8
City of Santa Barbara	6.3
City of Carpinteria	<u>2.5</u>
Total Coastline	110.0 Miles

Publicly Owned Beaches

State of California	11.3
County of Santa Barbara	5.0 ²
City of Santa Barbara	3.8
City of Carpinteria	<u>.3</u>
Total Coastline	20.4 Miles

¹ The Channel Islands are excluded.

² Includes coastline at VAFB which is accessible to the public.

Local Versus Out-of-County Recreational Needs

The State Department of Parks and Recreation is a major supplier of coastal recreational opportunities in Santa Barbara County (refer to Table 3-3). Most State park developments along the coast provide a high level of amenities, including facilities for campers and trailers. Generally, overnight use of these facilities is by out-of-County users, particularly those living in the Los Angeles metropolitan area. Provision of recreation for these out-of-County users needs to be balanced with local day use demand for recreation, particularly in those instances where beaches historically used by local residents are acquired by the State.

Protection of Environmentally Sensitive Habitat Areas

Frequently, recreation areas are sited near environmentally sensitive habitat areas, i.e., estuaries, sand dunes. Lack of staff to properly safeguard these habitat resources has resulted in recreational trespass in some habitat areas, i.e., Ocean Beach and Rancho Guadalupe County Parks. Educational signs and fencing may be needed to ensure preservation of habitat values. In some areas, limitations on the amount and kinds of recreational activities may be necessary.

Incompatible Recreational Uses

In several areas of the County, there is competition among conflicting recreational uses of limited shoreline areas, i.e., Haskell's Beach, Guadalupe Dunes. For example, surfing and swimming are frequently incompatible activities. Off-road vehicle use of beaches poses hazards for pedestrian use of the same area. Such conflicts need to be resolved so that coastal recreational areas can support a range of activities without the hazards associated with incompatible uses.

Restoration and Enhancement of Coastal Recreational Areas

Lack of public jurisdiction, vandalism, and overuse have contributed to the physical and visual degradation of some coastal areas used for recreational pursuits. Littering, trampling of vegetation, ORV trespass, and vandalism occur adjacent to some County Parks (i.e., Ocean Beach, Rancho Guadalupe) as well as areas not contiguous to public parks (i.e., Tajiguas Beach, Haskell's Beach, Loon Point, Santa Barbara Shores/Ellwood, More Mesa). These areas need improvements (i.e., re-vegetation, trash cans, stairways) to restore their full recreational value.

Need for Access Corridors to Beaches

There is a need for more accessways to the County shoreline, particularly in the South Coast urban area.* There are several areas where public access easements exist, or have been offered, which have not as yet been improved, signed, and officially opened for public use. In other areas

*Table 3-4 lists existing vertical easements providing shoreline access.

TABLE 3-3
EXISTING COASTAL PARK FACILITIES

	<u>Acreage</u>	<u>Beach Frontage (linear feet)</u>	<u>Parking Capacity</u>	<u>Camper Sites</u>
STATE PARKS				
Point Sal	49	4,800	10 ¹	0
Gaviota	2,775	27,500	100	59
Refugio	90	14,100	100	85
El Capitan	133	9,420	420	147
Total	<u>3,047</u>	<u>55,820</u>	<u>630</u>	<u>291</u>
COUNTY PARKS				
Rancho Guadalupe ²	26.0	180	18	
Jalama	28.0	1,710	30	105
Ocean Beach ³	36.0	18,480	50	
Goleta Beach	29.0	3,004	600	
Arroyo Burro	6.3	601	159	
Lookout	3.4	680	74	
Rincon	9.4	1,380	100	
Isla Vista ⁴	1.4	240	0	
Total	<u>139.5</u>	<u>26,275</u>	<u>1,047</u>	<u>105</u>

¹The parking lot at Point Sal is unimproved so actual capacity is unknown.

²Guadalupe Park has two parts. Only figures for the oceanfront parcel are used.

³The beach areas adjacent to Ocean Beach Park are owned by Vandenberg Air Force Base, therefore beach frontage figures are for the areas to which the public is allowed unrestricted access (subject to VAFB determination).

⁴The Isla Vista Beach is on top of a high bluff and no access to the beach is currently provided.

TABLE 3-4
EASEMENTS PROVIDING VERTICAL ACCESS TO SHORELINE

<u>Area</u>	<u>Street</u>
Isla Vista	Camino Majorca
Isla Vista	Camino del Sur
Isla Vista	Camino Pescadero
Isla Vista	El Embarcadero
Montecito	Eucalyptus Lane
Montecito	Butterfly Lane
Montecito*	Edgecliff Lane (Hammonds)

*This easement was required by the County in connection with a subdivision but is not yet available for public use.

where prescriptive rights exist, the County has not acquired the necessary easements to ensure continued public enjoyment of these beaches. For example, there are approximately 25 beaches between Gaviota and Rincon which are commonly used by the public where the adjacent upland ownership is private. At a minimum, access corridors to these shoreline areas need to be established in order to guarantee continued accessibility of these beaches for the future. Access corridors also need to be provided between the nearest public road and coastal areas which support specialized recreational pursuits (e.g., surfing spots along Hollister Ranch).

Need for Non-Auto Dependent Access to Coastal Areas

Many coastal areas of Santa Barbara County that have outstanding recreational, scenic, and natural resource values are inaccessible due to lack of roads or trails, as well as private ownership. While it would not be desirable to open up these areas to intense recreational use, limited access is needed. Alternatives for increasing opportunities for recreational use of coastal lands without jeopardizing the integrity of natural resources and scenic values need to be explored.

In other areas serviced by roads, the coastal shelf between the public road and ocean is too narrow to provide for parking. Consequently, there is a need for trails for hiking, biking, and equestrian use to provide increased opportunities for coastal access and recreational use.

Limited Public Funds

Provision of access and recreation opportunities is expensive. While the major share of public funds goes to the acquisition, improvement, and maintenance of park facilities, other costs include liability insurance and the loss of tax dollars. Some of these costs can be recovered by user fees. The State has charged fees for use of its facilities for several years and the County is now considering similar action. These fees may present barriers to use of public beaches by persons of low and moderate incomes.

Public acquisition of oceanfront lands, however, is not necessarily the only avenue available for increasing opportunities for coastal access and recreation. Other less costly measures include: purchase of easements, recreational preserves, etc. Frequently, acquisition of upland area is not necessary; all that is needed is an access corridor to connect a public road to the beach. Such corridors can often be acquired as a condition of development for adjacent property. The County, if it is to achieve the State-mandated goal of maximum access and recreation, will have to rely on these alternative methods for providing access and recreation.

3.7.3 RELATED ISSUES

Relationship of LCP to County and State Recreation Planning

Some overlap of responsibilities exists between the LCP, County Park Department, and the State Department of Parks and Recreation in planning for recreation and access in the coastal zone. The mandate of the LCP, as defined by the Coastal Act, is to provide maximum opportunities for access and recreation consistent with the protection of natural resources. The State and County Park Departments, in addition to responsibility for acquisition of parks, are required to prepare detailed master plans for facility development. Preparation of master plans for individual park units is beyond the scope of the LCP and the mandate of the Coastal Act. However, the policies and recommendations developed by the LCP are essential for establishing a framework for facility planning in the coastal zone by County and State agencies.

Issues of particular importance in the coastal zone are ensuring that (1) environmentally sensitive habitat areas which are sited near existing or proposed recreational areas are protected, and (2) coastal dependent and related recreational uses are given priority in the coastal zone.

Recreational Carrying Capacity

The Coastal Act goal of providing maximum opportunities for recreation is clearly subservient to the goal of protecting natural resources, particularly environmentally sensitive habitat areas. However, many existing and proposed recreational areas are adjacent to significant habitat resources, i.e., wetlands and sand dunes. The concept which provides a framework for resolution of these conflicting coastal goals is that of recreational carrying capacity.

Recreational carrying capacity is the type of use that can be supported by an area developed at a certain level over a specified time without causing environmental damage or adversely affecting the experience of the visitor. Recreational carrying capacity is composed of three components: environmental, facility, and social capacities. Environmental capacity refers strictly to the level of use that can be tolerated by the physical environment, including all plant and animal species, without degradation or damage. Facility capacity refers to the level of use which the built environment can withstand and social capacity to the level of activity most acceptable to the participant. In terms of weighing these components, the Coastal Act (Sections 30210 and 30212) gives priority to environmental capacity as a constraint in determining appropriate intensities and kinds of recreational uses for a site.

While quantification and measurement of recreational carrying capacity is difficult, sufficient information exists to generally describe the environmental carrying capacity of various coastal environments. For

example, dry sandy beaches can tolerate intense recreational use without adverse effects. Dunes, on the other hand, are perhaps the most fragile of coastal habitats. Dune vegetation cannot tolerate even foot traffic; therefore, activities should be limited to scientific or educational uses. The carrying capacity of uplands and bluffs is dependent on the kinds of plant communities and animal species present. Bluffs are also subject to erosion from heavy foot traffic. Tidepools are extremely fragile environments; the principal impacts of recreational uses are trampling and collecting of specimens. Wetlands and streams are also vulnerable to degradation from recreational activities, particularly trampling of vegetation, erosion, and disturbance of animal species.

Coastal Dependent and Related Recreational Activities

The Coastal Act requires that coastal areas suited for water-oriented recreational activities be protected for such uses (Section 30220). Therefore, it is necessary to distinguish between recreational activities that require coastal locations and those that do not. For the purposes of this plan, therefore, the following definitions are used:

1. Coastal dependent recreation: Activities which require a coastal location in order to occur, i.e., ocean swimming, surfing, scuba diving, fishing, boating, beach activities, and nature study.
2. Coastal related recreation: Activities which are popular in coastal locations but also occur inland, i.e., ORV's (dune buggies), picnicking, bicycling, walking, jogging, and camping.
3. Non-coastal dependent recreation: Activities which are unrelated to a coastal location, i.e., baseball, basketball, bowling, golf, swimming (pool), tennis, ORV's (motorcycles), etc.

3.7.4 POLICIES

Local policies and recommendations are intended to provide the framework for implementation of the Coastal Act goal of providing maximum opportunities for access and recreation. The policies are intended to establish guidelines regarding: 1) dedication of appropriate access easements in private development; and 2) appropriate kinds, locations, and intensities of recreational development by public agencies and private developers. In addition, new recreational development has to meet all other applicable standards and policies included in this plan. Policies of particular importance are those related to habitat protection (Section 3.9) and hazards (Section 3.3).

General policies (7-1 thru 7-8) are followed by a set of specific policies and recommendations designed to increase opportunities for access and recreation in each of the planning areas. These recommendations are summarized in Table 3-5. Many of these sites have already been targeted

TABLE 3-5
SUMMARY OF LCP ACCESS AND RECREATION PROPOSALS¹

<u>Planning Area</u>	<u>Location</u>	<u>Recommendations</u>
Carpinteria	Carpinteria bluffs Padaro Lane Beach Club Drive	Vertical access corridor Vertical access corridor Vertical access corridor
Summerland	Loon Point Wallace Avenue	Moderate use recreation area Moderate use recreation area
Montecito	Miramar Beach Hammonds Meadow Channel Drive	Vertical access corridor Vertical access corridor Moderate use recreation area
Goleta	More Mesa Orchid Lane Univ. Exchange property	Moderate use recreation area Vertical access corridor Moderate use recreation area
Gaviota Coast	Haskell's Beach Dos Pueblos Edwards Tajiguas Arroyo Hondo Cañada de Guillermo Cañada del Molino Cañada San Onofre	Coastal park Moderate use recreation area Coastal park Moderate use recreation area Vertical access corridor Vertical access corridor Vertical access corridor Vertical access corridor
North Coast	Gaviota to Jalama Point Sal to Guadalupe Jalama Guadalupe	Trail system Trail system Expand County Park Provide access to Mussel Rock

¹Refer to policies and planning area discussion in Chapter 4 for details.

Vertical Access Corridor: easement to connect public road to beach, bike racks, possibly a few parking spaces, light recreational use.

Moderate Use Recreation Area: areas where some limited facilities such as parking and restrooms would be provided; intended for day use mostly by local residents.

Coastal Park: a major park facility that would be used by local residents and also may serve as a destination point for out-of-County users, would provide a range of amenities and possibly include overnight camping facilities.

for acquisition by the County Park Department and State Department of Parks and Recreation as shown in Table 3-6. In addition, existing and proposed access areas are depicted on the land use plan maps. A schedule for acquisition of these sites will be developed during the zoning and implementation phase of the LCP.

Policy 7-1: The County shall take all necessary steps to protect and defend the public's constitutionally guaranteed rights of access to and along the shoreline. At a minimum, County actions shall include:

- a) Initiating legal action to acquire title to beaches and access corridors for which prescriptive rights exist.
- b) Accepting offers of dedication which will increase opportunities for public access and recreation.

Policy 7-2: For all development between the first public road and the ocean in urban areas, as designated on the land use plan maps, granting of an easement to allow vertical access to the mean high tide line* shall be mandatory unless:

- a) Another more suitable public access corridor is available or proposed by the land use plan within approximately one mile of the site.
- b) Access at the site would result in unmitigable adverse impacts on areas designated as "Habitat Areas" by the land use plan.
- c) Findings are made, consistent with Section 30211 of the Act, that access is inconsistent with public safety, military security needs, or that agriculture would be adversely affected.

Policy 7-3: For all new development between the first public road and the ocean, granting of lateral easements to allow for public access along the shoreline shall be mandatory. In coastal areas, where the bluffs exceed five feet in height, all beach seaward of the base of the bluff shall be dedicated. In coastal areas where the bluffs are less than five feet, the area to be dedicated shall be determined by the County. At a minimum, the dedicated easement shall be adequate to allow for lateral access during periods of high tide.

*The mean high tide line (ordinary high water mark) is an ambulatory line which may vary over time as a result of climatic and other influences. The line is the normal or average inland extent of tidal influence.

TABLE 3-6

PROPOSED ACQUISITIONS: COUNTY AND STATE

<u>Location</u>	<u>Approximate Acreage</u>
State (Funded acquisitions):	
Refugio--Expansion westerly to Arroyo Quemado	40
El Capitan--Expansion easterly to Edwards Ranch	285
Haskell's Beach--Partial acquisition	23
County (Proposed parks, not funded):	
Ellwood--Haskell's Beach and Ellwood Pier	59
Ellwood--Santa Barbara Shores (east of Sandpiper)	292
Goleta--More Mesa	86
Montecito--Hammonds Meadow	22
Summerland--Wallace Avenue (Serano Beach)	7
Carpinteria--Loon Point	57

- Policy 7-4: The County, or appropriate public agency, shall determine the environmental carrying capacity for all existing and proposed recreational areas sited on or adjacent to dunes, wetlands, streams, tidepools, or any other areas designated as "Habitat Areas" by the land use plan. A management program to control the kinds, intensities, and locations of recreational activities so that habitat resources are preserved shall be developed, implemented, and enforced. The level of facility development (i.e., parking spaces, camper sites, etc.) shall be correlated with the environmental carrying capacity.
- Policy 7-5: In a zone extending approximately 250 feet inland from the mean high tide line, priority shall be given to coastal dependent and related recreational activities and support facilities. However, camping facilities should be set back from the beach and bluffs and near-shore areas reserved for day use activities. Recreational activities that are not coastal dependent may be located within this 250-foot zone if the less desirable coastal dependent support facilities (parking, restrooms, etc.) are located inland. In no case shall facilities, except for required structures (i.e., life-guard towers, volleyball nets, etc.), be located directly on the dry sandy beach.
- Policy 7-6: Recreational uses on oceanfront lands, both public and private, that do not require extensive alteration of the natural environment (i.e., tent campgrounds) shall have priority over uses requiring substantial alteration (i.e., recreational vehicle campgrounds).
- Policy 7-7: No unrelated development shall be permitted in publicly owned recreational areas except pipelines to serve coastal dependent industrial uses when no alternate route is feasible.
- Policy 7-8: In implementing all proposals made in this plan for expanding opportunities for coastal access and recreation, purchase in fee (simple) shall be used only after all other less costly alternatives have been studied and rejected as infeasible. Other alternatives may include: purchase of easements, recreation preserve contracts, and mandatory dedication in connection with development.

Carpinteria Valley Planning Area

- Policy 7-9: Increased opportunities for beach access shall be provided in the Carpinteria planning area.

Implementing Actions:

- a) Provision of a public coastal park including parking, restrooms, blufftop hiking and biking trails, picnic tables, and stairway access to the beach shall be required as a condition of development on the More Mesa property. (Refer to Section 4.5.3.)
- b) Provision of a vertical easement to allow for beach access, parking area, and dedication of public open space adjacent to the beach shall be required as a condition of development on the University Exchange Property. (Refer to Section 4.5.4.)
- c) Provision of a public coastal park including parking, restrooms, blufftop hiking and biking trails, picnic tables, and appropriate access to the sandy beach shall be required as a condition of any future development on the Santa Barbara Shores property. In the interim, the County shall obtain a vertical easement across the eastern portion of the property to provide for public beach access. (Refer to Section 4.5.5.)
- d) The County shall encourage the adjacent property owners to provide beach access at the end of Orchid Lane for use by educational and scientific groups.
- e) The County shall accept the lateral easements offered in connection with development on Hope Ranch (APN 63-150-10, 11).
- f) The County should pursue an agreement with the University which will guarantee continued public access to the beach through the University and the use of beaches adjacent to the University property, particularly the west campus. The County should also pursue an agreement with U.C.S.B. to use campus parking lots to accommodate the overflow from Goleta Beach Park during peak-use periods.

Gaviota Coast Planning Area

Policy 7-14: In order to protect natural and visual resources of the coastal zone between Ellwood and Gaviota, development of recreational facilities shall not impede views between U.S. 101 and the ocean, shall minimize grading, removal of vegetation, and paving, and be compatible with the rural character of the area. Existing natural features shall remain undisturbed to the maximum extent possible, and landscaping shall consist of drought-tolerant species.

Policy 7-15: Campgrounds and ancillary facilities sited south of U.S. 101 between Ellwood and Gaviota shall be set back as far as

feasible from the beach in order to reserve near-shore areas for day use. Where feasible, new recreational facility development, particularly campgrounds and parking lots, shall be located north of U.S. 101.

Policy 7-16: The vegetation in the small canyons at the mouths of Cañada San Onofre and Cañada del Molino streams shall not be disturbed by recreational development or use.

Policy 7-17: All new development on State-owned lands shall be in conformance with a recreational master plan approved by the County and the Coastal Commission. The master plan shall include maps showing locations of proposed facilities and a text describing the entire scope of the State's long-range plans for the Ellwood to Gaviota area, i.e., numbers of campsites, restrooms, parking lots, kinds of recreational activities to be accommodated, etc. In addition, the master plan shall conform to the following criteria:

- a. Facilities for overnight use by out-of-County visitors shall be balanced with those for day use by local residents.
- b. Intensities and kinds of recreational uses shall be controlled so as not to exceed the environmental carrying capacity of the area.
- c. Alternative transportation systems to provide access to State parks (i.e., shuttle buses) shall be used where feasible.

Policy 7-18: Since existing parks in the Ellwood to Gaviota area already provide extensive facilities for recreational vehicle camping, priority in future development shall be for campgrounds that would be accessible by bicycle and pedestrian trails only and for hostels.

Policy 7-19: Expanded opportunities for access and recreation shall be provided in the Gaviota Coast planning area.

Implementing Actions:

- a. In order to maximize access to the beaches, vertical easements connecting the proposed coastal bicycle trail (linking Santa Barbara and Gaviota) to the beach shall be acquired by a public agency at the following locations:
 - (1) Haskell's Beach (near Bell Canyon)
 - (2) Dos Pueblos Canyon
 - (3) Edwards (near Gato Canyon)

- (4) Tajiguas Creek
- (5) Arroyo Hondo
- (6) Cañada de Guillermo
- (7) Cañada del Molino
- (8) Cañada San Onofre

The trails connecting the bicycle path to the beach shall be well-marked and bicycle racks shall be provided. Where necessary, stairways from the top of the bluffs shall be provided.

- b. In order to increase opportunities for coastal dependent and related recreational uses, the following areas, which have recreational potential, should be acquired by a public agency:

	<u>Facility Development</u>
Haskell's Beach	Day use only, parking, restrooms, picnic tables, bike rack.
Dos Pueblos	Day use only, parking, restrooms, picnic tables, bike rack.
Edwards	Parking, restrooms, picnic tables, bike racks, store, low-intensity camping.
Tajiguas	Day use only, parking, restrooms, bike racks.

Policy 7-20: In order to protect the marine resources of Naples Reef and the adjacent beach as a hauling out area for harbor seals, intensive recreational use shall not be encouraged. Access to the site should continue to be by way of boats.

North Coast Planning Area

- Policy 7-21: In order to ensure protection of marine and biological resources at Point Sal State Beach, public recreational use shall be limited by all of the following measures:
- a. Brown Road shall not be expanded to more than two lanes; it should be paved.
 - b. Improvements to the existing State park shall be limited to restrooms, minor improvements to the parking area to prevent erosion, and construction of a trail to connect the parking area to the beach.
 - c. Hang-gliding shall not be permitted.

Policy 7-22: Jalama shall be maintained as a two-lane road. Minor modifications or improvements for the purposes of increased safety are acceptable. All improvements shall be designed and constructed to minimize adverse impacts on Jalama Creek. Improvements shall not result in the removal of any riparian vegetation along the creek.

Policy 7-23: Expanded opportunities for public access and recreation shall be provided in the North Coast planning area.

Implementing Actions:

- a. The County shall study alternatives for expanding Jalama Beach County Park for day and overnight uses. Sufficient excess road capacity on Jalama Road shall be reserved to accommodate traffic generated by increased use at Jalama County Park.
- b. The County, with the assistance of the State Department of Parks and Recreation and the participation of affected property owners, shall initiate planning studies for a hiking trail connecting Guadalupe to Point Sal, and Point Arguello to Gaviota. The trail system should eventually include hostels and/or walk-in campgrounds; one possible location for such facilities would be the area in the vicinity of Point Conception.

On an interim basis, day-use passes could be issued to a limited number of users by the Gaviota State Park ranger or at the Hollister guard house to allow public access to the shoreline between Gaviota State Park and Pt. Conception.

Policy 7-24: In order to ensure preservation of the natural and archaeological resources of the Guadalupe Dunes and expand public opportunities for low intensity recreation, the County shall:

- a. Adopt and enforce an ordinance prohibiting ORV use, hang-gliding, and overnight camping on the sand dunes.
- b. Repair and expand the existing County parking lot.
- c. Provide more attractive restroom facilities.
- d. Provide limited picnic facilities.
- e. Install attractive signs informing the public of the ecological importance and fragility of the dunes and wetland.

- f. Restrict the County park to low intensity recreational uses, i.e., walking, fishing, and picnicking.
- g. Provide at least one part-time ranger to enforce rules.
- h. Pursue alternative methods for expanding the park area south to Mussel Rock.

Policy 7-25: In order to ensure that adequate opportunities for coastal access and recreation will be available in the future, the amount of development in the North County should be correlated with a precise recreation plan for the North Coast planning area. To this end, the County shall initiate studies to determine the long-range needs and goals for access and recreation in the area from Gaviota to Guadalupe. A long-range recreational plan shall be developed which includes the following elements:

- a. An integrated trails system which will connect existing County and State Parks and provide vertical access to the beach at appropriate intervals.
- b. Identification of areas which have the most recreational potential and a schedule for acquisition of such areas.

After adoption of a long-range recreation plan, all development proposals for the North Coast planning area shall be reviewed for conformity with this master plan and appropriate easements, etc., shall be required at the time of development approval.

3.7.5 COASTAL TRAILS

Background and Issues

Trails along the coastline serve two purposes: they provide recreation for the hiker, bicyclist, and equestrian, and an alternative mode of transportation to coastal recreational areas. Use of trails can reduce the impact of parking facilities and vehicle emissions on coastal resources. Trails can also provide a means of public access to scenic and remote coastal areas that are not served by roads, without the environmental impacts that accompany motor vehicle access.

The Park Department is the lead agency for recreational equestrian and hiking trails planning in Santa Barbara County. Although funds for purchase of easements are not part of the Park Department budget, the Department is able to acquire trail routes by conditioning land developments, pursuit of prescriptive rights, and acceptance of donations. The County Riding and Hiking Advisory Committee, whose members include Board of Supervisors' appointees, monitors trail proposals and developments, and makes recommendations to County departments. There are also two South

Coast private citizens' groups which are active locally: the Santa Barbara County Trails Council and the Montecito Trails Foundation.

Santa Barbara County currently offers limited opportunities for hiking, biking and equestrian use in the coastal zone. While a system of trails has been adopted as part of the County's General Plan, many trails have not been implemented. Completion of several trails now planned for the coastal zone will substantially increase opportunities for recreational use and access in coastal areas.

One trail of particular importance in the coastal zone is that proposed to connect UCSB to the State Parks west of Goleta. The State Department of Parks and Recreation, with assistance from the County and Caltrans, is now completing planning studies for the link between UCSB and El Capitan. The link between El Capitan and Refugio is already constructed. Beyond Refugio, the State is in the process of determining which parcels and easements are necessary to complete the trail as far as Arroyo Quemado. The State does not have any plans at present for the final link to connect Arroyo Quemado to Gaviota.

There are currently no hiking, biking, or riding trails proposed for the northern Santa Barbara County coastal zone that would increase access to remote coastal areas between Gaviota and Guadalupe. Bicycle trails are proposed to connect Lompoc to Ocean Beach and the City of Guadalupe to the County Park. A trail system in this area would increase opportunities for public access and enjoyment of this relatively undeveloped portion of coastline.

Policies

Policy 7-26: Easements for trails shall be required as a condition of project approval where appropriate.

Policy 7-27: The County, not the property owner, shall assume responsibility for any liability costs resulting from public use of private lands on or adjacent to any public trail.

3.7.6 RECREATIONAL BOATING

Coastal Act Policy

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

Background and Issues

The need for expanded boating facilities has been well-documented in studies undertaken by the State Departments of Navigation and Ocean Development and Parks and Recreation. The major requirements for boating activities are mooring or launching facilities in protected waters. The City of Santa Barbara marina, which provides the only berthing facilities in the County, has slightly over 1,000 slips. The waiting period for a slip now runs about two years. Launching facilities in the County are provided at Goleta Beach County Park and Gaviota State Park.

Increasing the supply of berthing facilities in order to meet the demand would require expansion of the City's harbor or construction of a new harbor somewhere in the County. Since the County does not have any natural harbors, such development would require dredging and/or construction of a breakwater. Such activities are known to have adverse effects on marine resources and can interfere with the natural movement of sand along the shore.

The Department of Navigation and Ocean Development, in a study prepared for the Coastal Commission (Small Craft Facilities Chapter--Existing and Future Site Locations, March 14, 1975) has suggested that Point Sal and Cojo Bay be considered as possible locations for a harbor of refuge; however, a specific project has not been proposed to date. The viability of the Cojo site as a harbor of refuge may be affected if a LNG Terminal is constructed at that location.

Policies

Policy 7-28: The County shall provide expanded opportunities for recreational boating where feasible.

Implementing Actions:

- a. The County shall study the feasibility of providing storage for small boats, i.e., catamarans, at existing County Parks.
- b. The County shall negotiate with oil operators in the area to acquire options to lease or buy pier facilities at such time as they are no longer needed by the industry.

3.7.7 VISITOR-SERVING COMMERCIAL DEVELOPMENT

Coastal Act Policies

30213. Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...

30222. The use of private lands suitable for visitor-serving commercial recreation facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

30250. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Planning Issues

Visitor-serving commercial development includes hotels, motels, private campgrounds, restaurants, and commercial-recreational developments such as shopping and amusement areas for tourists. These visitor-serving facilities together with public parks and beaches provide the major opportunities for public access and recreation on the coast.

In the County's coastal zone, public recreational areas rather than commercial visitor-serving facilities are the dominant activity. The majority of commercial visitor-serving facilities are concentrated within the City of Santa Barbara and, to a lesser extent, the City of Carpinteria. From Ellwood west to Point Conception and north to the San Luis Obispo County line, the coastal area is rural and remote; extensive State park development, County parks, large cattle ranches, and rugged open areas characterize this area. In the urbanized South Coast area, both the Biltmore and Miramar Hotels are visitor-serving landmarks in the coastal area of Montecito. Further east, the novelty shops and restaurants of Santa Claus Lane provide a rest-stop for travelers using Highway 101.

As development, commercial visitor-serving facilities need to be sited where public services are adequate and where such facilities would be compatible with adjacent land uses. Also of concern is the Coastal Act mandate that commercial recreation shall not take precedence over agriculture or other coastal dependent industry. Based on these considerations, there are very few areas within the County's coastal zone which would be appropriate for new commercial visitor-serving development.

The land use plan provides limited opportunities for new visitor-serving commercial development. In the Carpinteria planning area, the eastern portion of the Carpinteria bluffs has been designated for a visitor-oriented use (refer to Section 4.2.3). In addition, a portion of More Mesa has been reserved for such use (refer to Section 4.5.3). Development of new commercial visitor-serving facilities in the rural areas of the County's coastal zone is not viewed as appropriate at this time.

Policies

- Policy 7-29: Visitor-serving commercial recreational development that involves construction of major facilities, i.e., motels, hotels, restaurants, should be located within urban areas.
- Policy 7-30: Visitor-serving commercial recreational development in rural areas should be limited to low intensity uses, i.e., campgrounds, that are designed to protect and enhance visual resources, and minimize impacts on topography, habitats, and water resources.
- Policy 7-31: Within urban and rural areas, visitor-serving facilities shall be permitted to be located on oceanfront parcels only when such development enhances opportunities for public access and enjoyment of the coast.
- Policy 7-32: Visitor-serving facilities shall be permitted in rural areas only if it is determined that approval of such development will not result in a need for ancillary facilities on nearby lands, i.e., residences, stores, gas stations.
- Policy 7-33: Visitor-serving commercial facilities that provide recreational opportunities for persons of low and moderate incomes shall have priority over higher cost facilities.

3.8 AGRICULTURE

3.8.1 COASTAL ACT POLICIES

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(d) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

30242. All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless: (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing and related facilities.

3.8.2 PLANNING ISSUES

Agriculture in the County's coastal zone varies with the diverse topography and soil types that distinguish the rocky, rugged coastline of the North County (Hollister and Bixby Ranches to Guadalupe) from the alluvial plains and foothills of the South Coast, exemplified by the Carpinteria Valley. In the Carpinteria Valley, a trend toward higher return specialty crops, e.g., cut flowers and nursery stock, lemons, and avocados,

has emerged in response to the area's prime growing conditions and the escalating land values characteristic of an urbanizing area. Of the approximately 3,900 acres in agricultural use in the Valley at this time, 3,200 acres are planted to lemons and avocados; 650 acres are devoted to greenhouse and nursery production; and the remaining acreage is being cultivated for other irrigated crops. An estimated 2,350 acres of the Valley's soils are classified as prime, representing about 60 percent of the lands in production. Bordering the Carpinteria Valley, the non-prime soils and generally steep slopes north and east of the community of Summerland are currently planted to lemons and avocados; horse stabling facilities, related to the nearby Santa Barbara Polo Grounds, are also found in this area.

Agriculture in the coastal zone from Montecito to Ellwood is scattered and of a smaller scale than that of the Carpinteria Valley. A number of greenhouses exist in the vicinity of More Mesa in Goleta, and new plantings of lemons and avocados extend along U. S. 101 west of Ellwood to the Dos Pueblos Ranch. At El Capitan, a more rugged topography, less moderate climate, and lack of water resources foster a natural transition to cattle grazing and large scale ranch operations. The latter activities typify agriculture in the rest of the County's coastal zone from Gaviota to the San Luis Obispo County line, except for a small portion of the fertile Santa Maria Valley west of Guadalupe, which is in vegetable production.

The County's commitment to the preservation of agricultural lands is demonstrated by the success of its Agricultural Preserve Program. Currently, there are 525,760 acres enrolled in preserves throughout the County representing over 90 percent of the eligible privately owned prime and non-prime lands. While the Preserve Program has been strongest in the rural areas of the County, over 20,000 acres of prime lands located within one mile of City limits are enrolled. In the Carpinteria Valley, 2,878 acres are under preserve status at this time. Although none of the greenhouse growers has elected to join the program to date, 55 acres of nursery production have been enrolled.

Coastal Act policies require that the maximum amount of prime agricultural lands be maintained in production and that conflicts between agricultural and urban land uses be minimized. The Act also calls for the protection of the long term productivity of soils and stipulates conditions under which the conversion of agricultural lands to non-agricultural uses would be appropriate. To carry out the goals of the Coastal Act, the land use plan must delineate stable urban/rural boundaries in areas where agricultural lands are directly affected by past and potential urban encroachment and establish minimum parcel sizes for agriculture which will tend to strengthen agricultural use over the long term. Policies and performance standards must also be formulated which will prevent adverse impacts on coastal resources from agricultural development, e.g., erosion caused by orchard development on steep hillsides, water quality degradation from agricultural irrigation runoff, and loss of soil productivity from agricultural development such as greenhouses.

Urban/Rural Boundary

Within the County's coastal zone, the need for clearly defined urban/rural boundaries is especially apparent on the South Coast, where prime coastal agriculture has given way to urban expansion in a rapidly developing area. Lemon orchards and vegetable "truck" farms once characteristic of the coastal area of Goleta have gradually been replaced by residential subdivisions and industrial parks as a result of the area's growth. The prime agricultural lands of the Carpinteria Valley have also been subject to urban encroachment. From 1970 to 1975, the City of Carpinteria experienced its most rapid growth. During that period, the City annexed two large residential subdivisions and an industrial park, the former encroaching onto prime agricultural soils to the north of the City and the latter requiring the conversion of some viable orchards to the east. At present, the City's boundaries generally abut prime soils or prime agricultural lands. Residential enclaves such as Serena Park and Shepard's Mesa have also emerged in the unincorporated area of the Carpinteria Valley, introducing a residential estate land use pattern into the agricultural setting. To the west, the town of Summerland is surrounded by rural lands which are best suited for continued rural use because of a combination of existing agricultural uses, natural hazards (steep slopes and unstable soils), and resource constraints.

The purpose of an urban/rural boundary is to clearly delineate areas appropriate for urban land use, i.e., residential, commercial, and industrial, from areas where rural uses should be sustained, principally agriculture but including rural residential, coastal dependent industry, and limited highway commercial activities where necessary. The urban/rural boundary is not necessarily defined on a jurisdictional basis; for example, agriculturally designated lands within City limits that are located on the urban fringe and contiguous with other agricultural parcels would be included in the rural area. Conversely, a residential subdivision contiguous to other urban uses but in an unincorporated area would be considered urban. The principal determinant in establishing an urban/rural boundary is the preservation of existing agricultural lands, while allowing for reasonable growth within urban areas through infilling and logical expansion outward. To this end, criteria for designating agricultural lands, not as a transitional land use but for agricultural use over the long term, need to be developed. The preservation of lands with prime agricultural soils, i.e., Class I or II according to the U.S. Soil Conservation Service, is of highest priority. Prime agricultural lands, as defined in Section 51201 of the Public Resources Code (Appendix A), and lands in existing agricultural production are the next most important to receive agricultural land use designations. Finally, lands not in production but having agricultural potential (i.e., soils, topography, location and other factors which will support long term agricultural production) need to be identified for agricultural use.

In the land use plan, two agricultural land use designations are used: Agriculture I and Agriculture II. Agriculture I is used to designate the

high return, specialty crop areas within the urbanized portion of the South Coast. Minimum parcel sizes under the Agriculture I designation range from five to forty acres and permitted uses include food and fiber crops, orchards, and greenhouse operations; commercial horse stabling facilities would require a conditional use permit under this designation. The ranches and large scale grazing operations typical of the rural area from Ellwood to Gaviota, the Hollister and Bixby Ranches, and North Coast are shown as Agriculture II. Minimum parcel sizes range from 100 to 320 acres; greenhouses would be a conditional use under the Agriculture II designation.

Urban/rural boundaries are delineated on the land use plan maps for the Carpinteria Valley, Summerland, and Goleta areas; each of these proposed boundaries is explained in detail in the respective planning area discussions in Chapter 4.

Minimum Parcel Size

In addition to designating lands for agricultural use, minimum agricultural parcel sizes which will strengthen agricultural uses by allowing for flexibility in the scale of production required for existing and potentially viable crops and preventing parcelization to a point where agricultural viability would be jeopardized need to be determined. In several areas of the County's coastal zone, agricultural minimum parcel sizes specified under existing zoning are inadequate to sustain agricultural production over the long term; thus, some increase is warranted. Countering this need for an increase in minimum parcel sizes, however, is the existence of smaller parcels in many areas of the coastal zone, which limits the degree to which change can be effected.

In the Carpinteria Valley, escalating land costs characteristic of an area with urban potential, have contributed to development of the Valley's specialty crop agricultural economy and the formation of smaller agricultural parcels. In 1956, the County instituted the "A-1-X" zone, establishing a five-acre minimum parcel size for the Valley and other areas of the South Coast. This action was prompted by the possibility that urban uses would intrude into existing agricultural areas. In 1971, the County modified the Uniform Rules of the Agricultural Preserve Program to allow growers who own as few as five acres of fully planted and commercially producing land to qualify for preserve status if they apply with growers of equal or larger size to meet the 40-acre minimum preserve size required for prime agricultural lands. This action was taken to strengthen the A-1-X zone in the face of mounting urban pressures. In 1978, the County again modified the Agricultural Preserve requirements to allow five-acre parcels with 4.75 fully producing acres to qualify as preserves if all of the other requirements are also satisfied. Although these measures have been effective in holding the line against further urban encroachment in the Carpinteria Valley, a buildout of the Valley based on the permitted five acre minimum would jeopardize the area's agricultural production and lead to adverse impacts on local resources and service systems (see Carpinteria Valley planning area discussion). While a larger minimum parcel size is

needed in the Valley, the level of increase that would be appropriate is conditioned by the existing predominance of smaller parcel sizes; over half of the parcels in the Valley are less than ten acres in size.

Under the land use plan, a ten-acre minimum parcel size is proposed as a base agricultural minimum in place of the minimum five acres permitted under the existing A-1-X zone in the Carpinteria Valley. However, a range of minimum parcel sizes from five to forty acres is also included to provide for flexibility and to adjust for topographic and soil constraints. Since the Carpinteria Valley is the largest prime agricultural area in the County's coastal zone, the determination of a minimum parcel size for the Valley is used as the basis for agricultural minimums in Summerland, Goleta, and other prime agricultural lands within the bounds of the coastal zone.

In the rural area of the County's coastal zone extending west from Ellwood to Point Conception and north to the County line, existing zoning includes General Agriculture and Limited Agriculture designations. Since agriculture in this area is mostly non-prime, i.e., cattle grazing and forage crops, large acreages are required to be economically viable and 100-acre minimums are specified for most areas under present zoning. An Unlimited Agriculture ("U") zone with a ten-acre minimum also exists in some areas. Historically, this designation was used for unclassified lands in the County's rural areas. On the basis of economic viability and resource constraints, both the 100-acre and 10-acre minimums are inadequate. Yet, on the Gaviota Coast, 82 percent of the existing parcels are less than 100-acres in size (23 percent of the acreage), limiting the extent to which increases in the required minimum parcel size would be effective. A 100-acre minimum, therefore, continues to be the most appropriate minimum parcel size for agriculturally designated lands in this area (see Gaviota Coast planning area discussion, Section 4.6). Along the North Coast, the coastal boundary extends inward, encompassing the entire Hollister and Bixby Ranches. Although parcelization has already occurred on Hollister Ranch under the existing 100-acre zoning, the Bixby Ranch remains under single ownership. Because of the need to sustain the economic viability of the County's non-prime agricultural lands on the North Coast and, also, because of the area's remoteness, lack of water resources and public services, an increase in the minimum parcel size is required. The land use plan stipulates a 320-acre minimum for the North Coast to strengthen agriculture as the principal land use and to bring potential buildout in line with the area's available resources.

Impact of Greenhouse Development on Coastal Resources

Under the Coastal Act, greenhouses, although an agricultural activity, are also a type of development and must be evaluated in terms of their impact on the long-term productivity of soils and the preservation of an area's agricultural economy. Issues such as the contribution of greenhouses to increased runoff, loss of groundwater recharge, the effects of

soil coverage and compaction, and impacts on visual quality need to be addressed.

Greenhouse operations vary in the amount of structural and related land coverage required for production. In the Carpinteria Valley, approximately 60 percent of greenhouse production takes place directly in the underlying soil, the remainder taking place in pots or containers. However, aside from the land reserved for growing, asphalt or concrete coverage is generally used for storage, packing and loading areas, walkways, driveways, and parking. The cost of removing greenhouse structures and related coverage can be prohibitive, foreclosing the possibility of returning the land to other types of open field agriculture. In some cases, gravel or sand is substituted as a covering for driveways and parking areas; but, this type of coverage can also be detrimental to the future productivity of the soil because of compaction and penetration into the top soil.

Although greenhouses are a permitted use in all of the County's agricultural zones, specific greenhouse regulations are stipulated only in the A-1-X zone. According to the existing ordinance, a greenhouse must be set back 50 feet from the centerline of any street and 20 feet from the lot lines of the parcel on which it is located. These are the only conditions affecting greenhouse lot coverage at this time and they are insufficient in several respects. The 50-foot setback from the centerline of any street is not adequate in the Carpinteria Valley, since the width of the two major roads along which greenhouses are located (Via Real and Foothill) varies, leading to a lack of uniformity in the setback requirement. Where a 20-foot setback along property lines is adequate for smaller greenhouse projects (i.e., on existing parcels of less than five acres), an increased setback is needed for projects on lots of five acres or more, particularly where greenhouses are located adjacent to residential neighborhoods. In addition, the maximum proportion of lot coverage for greenhouse structures and impervious surfaces needs to be specified to control the density of development and mitigate visual impacts. Since setbacks can account for a significantly large proportion of the smaller parcels, setback requirements for these parcels should be less than for larger parcels; maximum coverage requirements should also be adjusted to reflect this concern.

In the Carpinteria Valley, water runoff from greenhouse structures and related impervious surfaces as well as from agricultural irrigation is directed to the Valley's natural drainage channels. Two of these water courses, Franklin and Santa Monica Creeks, flow directly into Carpinteria Marsh. Portions of these creeks have been channelized and plans have been proposed to channelize other portions within the Marsh itself. The current capacity of the channels is based on existing land use patterns in the Valley. Additional runoff from a substantial increase in greenhouse, agricultural, or urban development could potentially overburden these channels, creating a need to enlarge them and resulting in a loss of habitat. In addition, although there is no present evidence of water contamination in

the Marsh, the impact of runoff waters on the water quality of the Marsh needs to be monitored. The cumulative runoff and water quality impacts of increased agricultural development in the Valley on the area's resources have not been assessed to date, as projects have been evaluated on a case by case basis. Given the extent of agricultural development in the Valley at this time, an overall assessment of these impacts is needed.

With the exception of an area in the western portion of the Carpinteria Valley south of Foothill Road and another narrow strip to the east of the City, most of the Valley is in a groundwater recharge area. Depending on the amount of impervious surface coverage, greenhouses can reduce the rate and area of permeability for recharge with the result of decreasing water replenishment to the groundwater basin. However, while some recharge may be lost due to greenhouse coverage, water is returned to the groundwater basin through internal irrigation. The actual loss of groundwater recharge caused by greenhouse projects needs to be measured on a case by case basis and mitigating measures required as necessary. Recharge can be restored through use of impoundment basins, porous pavement, and other water management measures.

The amount of water used in greenhouse operations is greater than that required for most open field crops grown in the coastal area. Because of existing water constraints on the South Coast, the need for supplemental water will be a limiting factor for new greenhouse developments as well as conversions from existing field crops to cover crops (see planning area discussions and Section 3.2).

At present, new greenhouse projects of 20,000 square feet or more, and additions of 10,000 square feet and over, which result in a structure in excess of 30,000 square feet, are subject to an impact analysis through the environmental review (EIR) process. Because of the concern for the potential adverse impacts caused by greenhouses, all greenhouses (other than small structures less than 1,000 square feet in size) need to be subject to environmental review. In addition, criteria for evaluating adverse impacts from greenhouses need to be standardized, in order that these impacts can be identified and mitigating measures required.

The industrial appearance of greenhouses as viewed from Highway 101 and other public streets in the Valley can detract from the visual quality of the coastal area if not appropriately landscaped. The County has instituted landscaping requirements which have been effective in most cases in minimizing the visual impact of greenhouses. According to the requirements of the A-1-X zone, a landscaping plan must be approved by the County Planning Department and such landscaping must be capable of screening greenhouse structures and parking areas within five years. These measures are adequate to protect coastal visual resources.

3.8.3 POLICIES

Policy 8-1: An agricultural land use designation shall be given to any parcel in rural areas that meets one or more of the following criteria:

- a. Prime agricultural soils (Capability Classes I and II as determined by the U.S. Soil Conservation Service).
- b. Prime agricultural lands as defined in Section 51201 of the Public Resources Code (Appendix A).
- c. Lands in existing agricultural use.
- d. Lands with agricultural potential (e.g., soil, topography, and location that will support long term agricultural use).

These criteria shall also be used for designating agricultural land use in urban areas, except where agricultural viability is already severely impaired by conflicts with urban uses.

Policy 8-2: If a parcel is designated for agricultural use and is located in a rural area not contiguous with the urban/rural boundary, conversion to non-agricultural use shall not be permitted unless such conversion would allow for another priority use under the Coastal Act, e.g., coastal dependent industry, recreation and access, or protection of an environmentally sensitive habitat.

Policy 8-3: If a parcel is designated for agricultural use and is located in a rural area contiguous with the urban/rural boundary, conversion shall not be permitted unless:

- a. The agricultural use of the land is severely impaired because of non-prime soils, topographical constraints, or urban conflicts (e.g., surrounded by urban uses which inhibit production or make it impossible to qualify for agricultural preserve status), and
- b. Conversion would contribute to the logical completion of an existing urban neighborhood, and
- c. There are no alternative areas appropriate for infilling within the urban area or there are no other parcels along the urban periphery where the agricultural potential is more severely restricted, and
- d. The parcel could not be maintained in productive use through the use of greenhouses or alternative agricultural uses, and

- e. Conversion would result in a well-defined demarcation between urban and agricultural uses and would not create a precedent for conversion of adjacent agricultural lands.

Policy 8-4: Agricultural use restrictions shall be placed on all divisions of agricultural lands as a condition of approval.

Policy 8-5: All greenhouse projects larger than 1,000 square feet shall be subject to environmental review under County CEQA guidelines.

Action

The County Planning Department shall work with the Department of Environmental Resources to develop guidelines to standardize the environmental impact analysis of greenhouse developments. This action is necessary to ensure that cumulative adverse impacts on coastal resources are identified and that mitigation measures are attached to projects as a condition of approval. Such guidelines shall require that the following factors are evaluated for each project:

- a. An assessment of the individual and cumulative increases in the amount and rate of runoff that would be caused by the proposed project and the potential impact on downstream water courses. Existing capacities of the natural drainage courses and the channelized creeks in the coastal zone shall not be exceeded. Mitigating measures shall be required to prevent runoff waters from entering overburdened water courses by directing runoff to water courses capable of handling the increased flow, or to collect the runoff and provide for drainage systems adequate to handle the increased flow.
- b. If the project is located in a groundwater recharge area, a determination of the amount and rate of recharge that would occur if the site were uncovered and the net loss of recharge that will result from the project. Projects will be required to provide for the net potential loss of recharge that will result from the project through the use of impoundment basins where feasible or other means of collecting, storing, and reinjecting water for the purpose of recharging the groundwater basin.
- c. Assessment of the impact of materials used for coverage and amount of coverage on the long-term productivity of soils.

- d. Assessment of the potential adverse impacts of the project on the water quality of affected water bodies and ground-water basins. Given adequate evidence that toxicants or excessive nutrients are present in either point source or non-point source runoff, mitigation measures shall be required, including suspension of the runoff and redirection away from the affected waters or treatment of the runoff to remove toxicants and nutrients present, if possible.
- e. Assessment of the potential adverse impacts of the project on air quality.

In addition to the mitigating measures listed above, other measures necessary to mitigate any adverse impacts identified as a result of the evaluation of these factors shall be required as a condition of project approval. In order to adequately assess the potential individual and cumulative impacts of greenhouse development on the coastal resources of the Carpinteria Valley, the County should conduct a master environmental impact assessment for the Valley to determine the level of greenhouse development that the Valley's resources can support without experiencing adverse environmental impacts.

Policy 8-6: No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential. In addition, setback and maximum lot coverage requirements shall be as follows:

<u>Parcel Size</u>	<u>Setbacks</u>	<u>Maximum Lot Coverage for All Structures and Related Surfaces (i.e., driveways, parking areas, or other covered areas)</u>
Less than 5 acres	30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located	75 percent
5 to 9.99 acres	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	70 percent
10 acres or more	30 feet from the right-of-way of any street and from the lot lines of the parcel on which the greenhouse is located	65 percent

Policy 8-7: Landscaping and screening shall be installed within six months of completion of new greenhouses and/or accessory buildings. Such landscaping shall reasonably block the view of greenhouse structures and parking areas within five years of project completion.

Policy 8-8: No herbicides or soil sterilants shall be used under asphalt or concrete required as part of a greenhouse development.

Policy 8-9: The existing and future viability of large, non-prime agricultural lands in the Gaviota Coast and North Coast planning areas (i.e., cattle grazing operations on 2,000 acres or more) shall be protected. Residential development shall be acces-

sory and incidental to agricultural land uses and limited to one principal residence per minimum parcel size as specified on the land use plan maps. Farm worker housing shall be permitted subject to obtaining a Conditional Use Permit.

If it should become necessary in the future to subsidize these large, non-prime agricultural operations with additional development to sustain the agricultural viability of the unit, such development may be permitted subject to the following findings:

1. The County shall make the finding that the existing agricultural operation is no longer viable and that the proposed level of additional development is necessary and adequate to create a viable agricultural unit.
2. The County shall make the finding that water resources and services are adequate to serve the proposed development.
3. The County shall make the finding that the proposed development will have no adverse impacts on scenic quality or habitat resources.

If the County can make these findings, development may be permitted subject to the following conditions:

- a. All costs of providing services (i.e., roads, water, sewer, schools, fire and police protection, etc.) shall be borne by the applicant.
- b. Permitted development shall be clustered to retain the maximum amount of land for agricultural use.
- c. To guarantee continued agricultural viability of the unit, profits from the proposed development shall be used to clear the agricultural land of any liability that may exist and to pay for future taxes on the land. A trust fund may be required for this purpose.
- d. Development rights to the portion of the property that will remain in agriculture shall be granted to the County in perpetuity.
- e. Provision for adequate public access and recreation shall be required.

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

3.9.1 COASTAL ACT POLICIES

The guiding policies for the protection of land and marine habitats in the coastal zone set forth in the Coastal Act of 1976 are:

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30233. (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible, mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California" shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of South San Diego Bay, if otherwise in accordance with this division.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects; (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or; (3) developments where the primary function is the improvement of fish and wildlife habitat.

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

30607.1 Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to

tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measure shall not be required for temporary or short-term fill or diking: provided, that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

3.9.2 DEFINITION AND LOCATION

Although most undeveloped areas of the coastal zone, as well as many isolated pockets of open space within urban areas, provide a "habitat" for many species of animals and plants, the intent of the Coastal Act is preservation of significant habitat resources. Environmentally sensitive habitat areas are defined as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." (Coastal Act, Section 30107.5)

The coastal zone of Santa Barbara County, as a result of its topography, climate, and land use patterns, exhibits a wealth and diversity of habitats. The islands of Santa Rosa and Santa Cruz, in particular, are known for their outstanding biological values (refer to Section 4.8 for a discussion of island habitats). All known environmentally sensitive habitats on the islands and mainland have been located on topographic maps. These resource maps and supporting documentation are on file at the County Planning Department.

Habitats which are found in the County's coastal zone include: rare and endangered species habitats (as identified by the California Department of Fish and Game), wetlands, streams, nearshore reefs, tidepools, offshore rocks, native plant communities, dunes, kelp beds, harbor seal rookeries and hauling out grounds, and seabird roosting and nesting areas. The general locations of some of the mainland habitat resources are summarized in the following chart:

Area	Habitat Type
Santa Maria River Mouth	Wetland
Guadalupe Dunes	Dunes, dune plant habitat, Least Tern nesting sites
Mussel Point	Rocky point, intertidal area and dunes
Point Sal	Rocky intertidal, coastal strand-plant community, coastal bluff plant community
Santa Ynez River Mouth (Surf)	Dune and wetland
Point Conception, Jalama, and Jualachichi Summit	Rocky intertidal, coastal strand community, wetland and riparian habitats, chaparral, <u>Pinus muricata</u> stand
Point Conception to Ellwood	Rocky intertidal areas
Naples Reef	Rocky subtidal area
Ellwood Pier Area	Native grassland
Devereux	Dunes and wetland
Coal Oil Point	Rocky intertidal
Isla Vista Coastal Vernal Pools	Rare and seasonal plant community
Goleta Point	Rocky intertidal
Goleta Slough	Wetland, vernal pools, freshwater marsh
More Mesa	White-tailed Kite habitat
El Estero (Carpinteria Marsh)	Wetland
Carpinteria Reef	Rocky intertidal

NOTE: Harbor seal hauling grounds, butterfly trees, streams, and native plant communities are found at many locations in the coastal zone.

3.9.3 PLANNING ISSUES

Habitats are considered to be environmentally sensitive when they exhibit extreme vulnerability to disturbance or destruction from human activities. In Santa Barbara County, recreational uses, agricultural practices, and development pose the greatest threats to habitats because existing County regulations do not provide adequate protection. These issues are summarized below.

Recreational uses: Many recreation areas are located on or near habitat resources. Impacts from recreational uses include off-road vehicle (ORV) trespass, trampling or alteration of vegetative cover, disturbance of wildlife, collection of specimens, and harvesting for food. These problems are

exacerbated by the lack of public awareness of the value of habitats and the potential for damage from these activities. Some of these impacts could be mitigated by proper management and maintenance of park areas and better control over types and locations of recreational activities.

Agricultural uses: Certain agricultural practices which are prevalent in the County have impacts on habitats. These practices include the use of stream water for irrigation, land clearing, and pesticide applications, and may damage habitats by causing stream depletion, erosion, and contamination through runoff.

Development: Urban and/or industrial development near or adjacent to habitats may be accompanied by a host of human activities and related land uses which are incompatible in many instances with the continued existence of certain species. Specific impacts include noise, pollution, intrusion, and outright habitat removal through grading, paving, and placement of structures. Oil development is an issue of particular concern due to the threat of oil spills. Existing oil spill contingency measures may not be adequate to save wetlands, tidepools, and kelp beds in the event of a spill.

Existing land use control measures: Existing County procedures and ordinances are not adequate to ensure protection of coastal habitat resources. With the exception of the preserve designation for the Carpinteria Marsh, habitat areas are not specified or protected in existing general plan or zoning designations. Even the recently adopted Conservation Element is inadequate to protect habitats because its policies are advisory rather than mandatory. Consequently, protection of habitats is generally left to the environmental review process. This procedure provides only limited protection of habitat resources; not only are many projects exempt from environmental review, but it is rare that a project is denied on the basis of findings in environmental documents. Moreover, the lack of existing County policy means that projects are designed without benefit of specific guidelines to ensure protection of habitat resources. If project re-design is required as a result of environmental review, costs to developers increase significantly.

3.9.4 ENVIRONMENTALLY SENSITIVE HABITAT AREA OVERLAY DESIGNATION

The land use plan proposes an Environmentally Sensitive Habitat Area overlay designation to address the deficiencies in existing regulatory procedures. The overlay designation symbolically indicates the locations of most habitat areas on the land use plan maps. (Small wetlands and streams, which are habitat areas by definition, are shown only on the resource maps and not on the land use plan overlay.) The resource maps include detailed information on all known habitat locations and should be used along with the land use plan maps. The policies for each habitat type which follow later in this section are to serve as guidelines for development on or adjacent to the habitat areas designated on the land use plan and resource maps.

The following criteria were used in determining which habitats in the County's coastal zone warranted the Habitat Area overlay designation:

1. Unique, rare, or fragile communities which should be preserved to ensure their survival in the future, i.e., dune vegetation, native grasslands.
2. Rare and endangered species habitats that are also protected by Federal and State laws, i.e., harbor seal rookeries and haul out areas.
3. Plant community ranges that are of significant scientific interest because of extensions of range, or unusual hybrid, disjunct, and relict species (see definitions in Appendix A).
4. Specialized wildlife habitats which are vital to species survival, i.e., White-tailed kite habitat, butterfly trees.
5. Outstanding representative natural communities that have values ranging from a particularly rich flora and fauna to an unusual diversity of species, i.e., Point Sal.
6. Areas with outstanding educational values that should be protected for scientific research and educational uses now and in the future, i.e., Naples Reef.
7. Areas that are important because of their biological productivity such as wetlands, kelp beds, and intertidal areas.
8. Areas that are structurally important in protecting natural landforms and species, i.e., dunes which protect inland areas, riparian corridors that protect stream banks from erosion and provide shade, kelp beds which provide cover for many species.

Significant habitat resources in the coastal zone which meet at least one of these criteria are designated on the land use plan maps.¹ Environmentally sensitive habitat areas have been grouped into the following categories:

¹ While the designations reflected on the land use plan and resource maps represent the best available information, these designations are not definitive and may need modification in the future. The scale of the maps precludes complete accuracy in the mapping of habitat areas and, in some cases, the precise location of habitat areas is not known. In addition, migration of species or discovery of new habitats would result in the need for designation of a new area. Therefore, the boundaries of the designations should be updated periodically in order to incorporate new data. Changes in the overlay designations may be initiated by the County or by landowners.

Dunes
Wetlands²
Native Grasslands
Vernal Pools
Butterfly Trees
Marine Mammal Rookeries
and Hauling Grounds
White-tailed Kite Habitat

Subtidal Reefs
Rocky Points and Intertidal Areas
Kelp Beds
Seabird Nesting and Roosting Areas
Native Plants²
Streams²

Due to the limitations of mapping techniques and, in some cases, incomplete information on habitat areas, the following policies shall apply to development on parcels designated as a habitat area on the land use plan and/or resource maps and to development on parcels within 250 feet of a habitat area.

POLICIES:

- 9-1: All parcels designated by the Habitat Area Overlay as shown on the land use and/or resource maps and parcels within 250 feet of the boundary of such a designation shall be subject to a site inspection by a qualified biologist, to be selected jointly by the County and the applicant. All development plans, grading plans, etc., for these areas shall show the precise location of the habitat(s).
- 9-2: Prior to issuance of a development permit, all projects shall be found to be in conformity with the applicable habitat protection policies of the land use plan.
- 9-3: In cases where a habitat area is not designated on the land use plan map and a habitat is found to be on a parcel, a site survey by a qualified biologist shall be made and conformance to the relevant habitat policies of the land use plan shall be required.

Habitats found in the County and policies for protecting these habitats are listed below. These policies are in addition to existing State and Federal regulations which protect many species of plants and animals and their habitats.

HABITAT TYPE: Dunes

Location: Guadalupe, Surf, Devereux, Channel Islands

Description: Dunes are distinct and sensitive ecosystems that contain many rare, endangered, protected, or unusual plant and animal species. Dune

² Most native plant communities are not designated on the land use plan and resource maps because they exist in so many locations throughout the coastal zone. Only major streams and wetlands are shown on the land use plan maps.

landforms serve an important function in protecting inland areas from storm damage and erosion. This highly specialized habitat is extremely unstable due to the sensitive interplay between surf, wind, and sand conditions. Sparse, highly adapted vegetation provides the only stabilization of the constant sand movement. The small number of undisturbed dune areas in Southern California make many of the dune species uncommon, rare, or endangered. Three rare or endangered plant species found in the dune habitats of Santa Barbara County are Cirsium rhotophilum, Corethrogyne leucophylla, and Senecio blochmaniae (Native Plant Society, 1971). The principal threats to dune habitats are land uses or recreational activities which result in removal of the vegetation which stabilizes the sand. Oil and gas development, sand mining, and off-road vehicles use may contribute to degradation of the dune resources unless adequately controlled.

The Guadalupe Dunes area extends from the mouth of the Santa Maria River south to Mussel Point. In addition to the rare and endangered plant species listed above, another rare plant, Erigeron foliosus var. blochmaniae is found here (California Natural Areas Coordinating Council). The endangered California least tern nests on these dunes. The Guadalupe Dunes area has been designated as a National Natural Landmark by the National Park Service in recognition of its outstanding resource values. Current unauthorized recreational use by off-road vehicles and hang-gliders is destroying shallow-rooted plants on the dunes, disturbing bird nesting sites, and may be causing movement of the sand inland onto adjacent agricultural lands.

The Surf dunes are located at the mouth of the Santa Ynez River and surround a 40-acre County park (Ocean Beach County Park). The area around the County park is owned by Vandenberg Air Force Base. The sand dunes which are associated with the Santa Ynez River wetland area are of great interest to botanists. Cirsium rhotophilum, an endangered California plant was first collected and described in the dunes of Surf (Munz, 1970). Additionally these dunes contain the southernmost populations of several coastal strand dominants, e.g., Evening Primrose (Oenothera cheiranthifolia), and Sand Verbena (Abronia latifolia) (Munz, 1970). Nesting sites of Least tern have been found on the Surf dunes. Off-road vehicles and recreational activities have damaged the dune vegetation and disturbed nesting sites.

The Devereux sand dunes are located west of the UCSB campus; most of the dunes are protected under the Natural Land and Water Reserve System of the University of California. The University attempts to protect the dunes from adverse impacts by prohibiting trespassing. There are signs, fences, and campus police patrols to act as deterrents. The dune area to the west of Devereux campus is not protected and is subject to impacts from off-road vehicle and uncontrolled recreational access.

Policies:

- 9-4: Because of their State-wide significance, coastal dune habitats shall be preserved and protected from all but resource dependent, scientific, educational, and light recreational uses. Resource dependent uses such as sand mining and oil well drilling may be permitted if it can be shown that no alternative location is feasible and such development is sited and designed to minimize impacts on dune vegetation and animal species.³ Disturbance or destruction of any dune vegetation shall be prohibited, unless no feasible alternative exists, and then only if re-vegetation is made a condition of project approval. Such re-vegetation shall be with native California plants propagated from the disturbed sites or from the same species at adjacent sites.
- 9-5: All non-authorized motor vehicles shall be banned from beach and dune areas.
- 9-6: All permitted industrial and recreational uses shall be regulated both during construction and operation to protect critical bird habitats during breeding and nesting seasons. Controls may include restriction of access, noise abatement, restriction of hours of operations of public or private facilities.
- 9-7: For all permitted uses, including recreation, foot traffic on vegetated dunes shall be minimized. Where access through dunes is necessary, well-defined footpaths shall be developed and used.

HABITAT TYPE: Wetlands

Location: Santa Maria River Mouth, Santa Ynez River Mouth, Jalama Creek Mouth, Carpinteria Marsh, Devereux Lagoon (UCSB), Goleta Slough (City of Santa Barbara), and small wetlands at the mouths of many streams (refer to resource maps).

Description: Wetlands, and their associated biotas (marshes, swamps, lagoons and sloughs) are extremely fertile and productive environments. They act as nurseries for many aquatic species and serve as feeding and nesting areas for many waterfowl including rare and endangered species. Tidal flushing from the ocean and nutrient rich freshwater runoff mix to form a delicate balance that maintains the productivity of these environments. Eighty to ninety percent of the State's shorebirds utilize wetland habitats while in California (Fish and Game, 1971). Furthermore, six endangered and one rare species are dependent on the coastal wetlands. These include the California brown pelican (Pelecanus occidentalis), American peregrine falcon (Falco peregrinus), lightfooted clapper rail (Rallus longirostris levipes), California Least tern (Sterna albifrons)

³ Special studies are needed to develop conditions and mitigation measures for oil well drilling and sand mining. Refer to Section 3.6 for other policies regarding energy facilities.

browni), and the salt marsh harvest mouse (At the Crossroads, 1976). Loss of 60 to 70 percent of California's wetland acreage since 1900 to development, dredging, and siltation underscores the need to protect remaining wetland habitats. Development activities in upland watersheds and stream alteration pose the greatest threats to continued viability of wetland habitats due to toxic runoff and siltation. Direct impacts include dredging, mosquito abatement practices, and flood control projects.

The Santa Maria River Mouth is located at the extreme northern boundary of Santa Barbara County. It is a winter estuary consisting of 40-50 acres of tidal mudflat area. Although it has not been subjected to intense study, it is believed that the brown pelican, an endangered species, may make use of this area. The least tern, another endangered species, has been observed in the Santa Maria River Mouth during breeding season. Endangered plant species that have been located in this vicinity by the California Native Plant Society are Castilleja mollis, Cirsium rhotophilum, C. loncholepis, Erigeron foliosus var. blochmaniae, and Monardella crista. According to the California Department of Fish and Game, irrigation runoff water is having an adverse impact on the Santa Maria River Mouth. ("Water Quality and Quantity Problems of Fish and Wildlife," 1972).

The Santa Ynez wetland area lies in the broad low flood plain of the lower Santa Ynez River. It consists of salt marsh, mudflats, shallow tidal channels, and open water. The lagoon and river mouth area have an extensive habitat frequented by water-associated birds including the endangered California least tern. Wading birds such as the green heron, American bittern, snowy egret, and great blue heron have been sighted in the back-water areas (Fish and Game, 1976). The endangered plant Cordylanthus maritimus is also found in the salt marsh areas (California Native Plant Society, 1971). Activities affecting this wetland area include recreational uses (off-road vehicles, sport fishing, and boating, nearby agricultural uses, sedimentation, and dredging.

Goleta Slough, which is mostly within the jurisdictional limits of the City of Santa Barbara, is located adjacent to the UCSB Campus. It is a shallow water Salicornia marsh interwoven with several water channels. This Slough once occupied an area of over 1200 acres but as a result of sedimentation and filling for the airport, it has been reduced to a little over 350 acres. Endangered species such as the American peregrine falcon, the California brown pelican, and Belding's savanna sparrow along with the "protected" white-tailed kite have been sighted in the Slough area. Additionally, an endangered plant, Cordylanthus maritimus, has been found in the Goleta Slough environs by the California Native Plant Society. Adverse impacts have been caused by off-road vehicle enthusiasts' use of the area and mosquito abatement activities. Tidal circulation has also been impaired by levee construction, tide gates, and other factors which have increased sedimentation.

Carpinteria Marsh is located immediately west of the City of Carpinteria. The wetland area is listed as a high priority wetland for protection by the California Department of Fish and Game (1974). Two endangered bird species, the lightfooted clapper rail and Belding's savanna sparrow, inhabit the marsh along with Cordylanthus maritimus, an endangered plant species. The University of California has recently purchased 120 acres of this 230 acre marsh for inclusion in its Statewide Natural Land and Water Reserve System. Access to the marsh is restricted to individuals and groups such as Natural History Museum personnel, Audubon bird watching groups, and University researchers. Impacts on the marsh from agricultural runoff, sedimentation, and mosquito abatement threaten its productivity.

Additional wetlands exist at the mouth of numerous streams. These habitats, although smaller, contain many of the rare and endangered plant and animal species mentioned above and thus are important resources to be protected.

Policies:

- 9-8: All diking, dredging, and filling activities shall conform to the provisions of Sections 30233 and 30607.1 of the Coastal Act. Dredging, when consistent with these provisions and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat, shall be subject to the following conditions:
- a. Dredging shall be prohibited in breeding and nursery areas and during periods of fish migration and spawning.
 - b. Dredging shall be limited to the smallest area feasible.
 - c. Designs for dredging and excavation projects shall include protective measures such as silt curtains, diapers, and weirs to protect water quality in adjacent areas during construction by preventing the discharge of refuse, petroleum spills, and unnecessary dispersal of silt materials.
- 9-9: Dredge spoils shall not be deposited in areas subject to tidal influence or in areas where public access would be significantly adversely affected. When feasible, spoils should be deposited in the littoral drift except when contaminants would adversely affect water quality or marine habitats.
- 9-10: Boating shall be prohibited in all wetland areas except for research or maintenance purposes.
- 9-11: A buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands; no structures other than those necessary to support the uses in Policy 9-12 shall be constructed in this area. (The upland boundary of a wetland

shall be the land that is flooded or saturated at some time during years of normal precipitation.)

- 9-12: Light recreation such as birdwatching or nature study and scientific and educational uses shall be permitted with appropriate controls to prevent adverse impacts.
- 9-13: Wastewater shall not be discharged into any wetland without a permit from the Regional Water Quality Control Board unless such discharge improves the quality of the receiving water.
- 9-14: Wetland sandbars may be dredged, when permitted pursuant to Policy 9-8 above, and when necessary for maintenance of tidal flow to ensure the continued biological productivity of the wetland.
- 9-15: No vehicle traffic shall be permitted in wetlands and pedestrian traffic shall be regulated and incidental to the permitted uses.
- 9-16: New development adjacent to wetlands shall not result in adverse impacts due to additional sediment, runoff, noise, and other disturbances.
- 9-17: Mosquito abatement practices shall be limited to the minimum necessary to protect health and prevent damage to natural resources. Spraying shall be avoided during nesting seasons to protect wildlife, especially the endangered light-footed clapper rail and Belding's savannah sparrow. Biological controls are encouraged.
- 9-18: No grazing or other agricultural uses shall be permitted in coastal wetlands.

HABITAT TYPE: Native Grasslands

Location: A small patch of native grassland is located on the coastal bluffs west of the Ellwood pier. Small patches also exist in other locations.

Description: At one time, native grassland communities covered much of California. However, overgrazing and competition with European weedy species introduced at the time of Spanish settlement have all but eliminated the native grasses from California. Twenty-six of these native grass species are listed as rare, endangered, or possibly extinct by the California Native Plant Society. Additionally numerous wildflower species occur within the native grassland community. Wildflowers, because of their varying colors, add a unique visual resource to this habitat. The grassland community is sensitive to disturbance, particularly from cattle grazing. Disruption to this community increases its vulnerability to takeover by introduced species.

Policies:

9-19: Grazing shall be managed to avoid native grassland habitat.

9-20: Development shall be sited and designed to avoid disturbance or destruction of grassland areas.

HABITAT TYPE: Vernal Pools

Location: Isla Vista

Description: These small fragile communities are the result of rain or runoff in areas of poor drainage, and support interesting ecological communities during winter and early spring. Plants typical of vernal pools include Downingia spp., Lepidium spp., and Lythrum hyssopifolia. The Pacific Tree Frog, the Western Toad, the California Tiger Salamander, and the Southern Long-toed Salamander commonly inhabit the pools along with migratory birds who use them in the spring as resting places. Due to spotty distribution and the degree of adaptation needed for the fluctuating environmental conditions in this community, these areas often support endangered and rare plant and animal species. The pools also provide water and forage for small grazing animals such as rabbits, mice, voles and gophers (Howald, 1979). Vernal pools are threatened by site development, fire prevention measures, mosquito control activities, mowing, disking, and draining. In an undisturbed state, vernal pools are valuable for scientific and educational purposes.

Several vernal pools sites are found on undeveloped parcels in the south-westerly area of Isla Vista. These pools are subject to impacts from mosquito abatement practices, fire prevention measures, and disking. An endangered plant, Lasthenia conjugens, is found in these pools.

Policies:

9-21: No mosquito control activity shall be carried out in vernal pools unless it is required to avoid severe nuisance.

9-22: Grass cutting for fire prevention shall be conducted in such a manner as to protect vernal pools. No grass cutting shall be allowed within the vernal pool area or within a buffer zone of five feet or greater.

9-23: Development shall be sited and designed to avoid vernal pool sites.

HABITAT TYPE: Butterfly Trees

Location: Dos Pueblos, near Coronado Road in Goleta, near Arroyo Quemado, Music Academy of the West parking lot in Montecito, Price estate in Hope Ranch area, Pacific Lighting property near Goleta Slough, Loon Point area.

Description: Tagging studies indicate that the Monarch Butterfly (Danaus plexippus) migrates southward over long distances to escape the cold winters of the central and northern states. Their wintering grounds are areas within a coastal strip extending from Los Angeles to Monterey. These wintering grounds are roosting habitats consisting of a circular configuration of tall trees, usually eucalyptus, which are essential for the mating phase of the Monarch Butterfly's life cycle. During the fall and winter months the trees are used by massive numbers of Monarch Butterflies as communal roosts. These winter clusters represent the most sensitive part of the Monarch's life cycle. Repopulation of the species depends upon the mating phase which occurs in these specialized habitats. Little is known about the behavior patterns and migration routes of the Monarch Butterfly; therefore, this habitat is of important scientific, educational, and general public interest.

Policies:

9-24: Butterfly trees shall not be altered or removed except where they pose a serious threat to life or property.

9-25: Adjacent development shall be set back a minimum of 50 feet from the trees.

HABITAT TYPE: Marine Mammal Rookeries and Hauling Grounds

Location: Carpinteria, Goleta, Naples, Point Conception, Channel Islands.⁴

Description: The Santa Barbara Channel is equalled by few localities in its variety and number of marine mammals. Several species of whale, dolphin, seal, and sea lion are found in the Channel. California grey whales migrate through the Santa Barbara Channel on their way back and forth from their breeding grounds off Baja California. Harbor seals and sea lions use isolated beaches and rocks along the coast and offshore islands for hauling out and pupping grounds. Marine mammals are protected under the provisions of the Federal Marine Mammal Protection Act. This legislation encourages "efforts to protect the rookeries, mating grounds, and areas of similar significance for each species of marine mammal from the adverse effect of man's action" (Section 2(2)).

Harbor seals have a life span of from 15 to 30 years, weight up to 150 kilograms, and average 1.5 to 2.0 meters in length. Population estimates of Harbor seals along the California coast range from a minimum of 1600 to a maximum of 2500 individuals. Harbor seal hauling grounds are usually sandy beaches or rocky outcrops frequented by harbor seals. Some of these areas are used for rookeries (giving birth and nursing). Studies indicate that nearby deep water, headlands which restrict lateral access,

⁴ Other locations may exist.

shelf-like offshore rocks, and offshore kelp beds (used for feeding and rafting) are factors influencing selection of hauling grounds. Harbor seal hauling out appears to be regulated by the time of day, tidal fluctuations, and human disturbances. Harbor seals do not haul out on beaches that are used heavily by the public. In fact, they have been known to entirely abandon hauling grounds because of excessive human activity. In some cases, however, harbor seals have adapted to minor disturbances such as occasional beach walkers and noise of boats or aircraft.

Male sea lions can grow to eight feet in length and weigh as much as 1,000 pounds, while the female sea lion can extend six feet in length and weigh up to 600 pounds. They range from British Columbia to the Central Mexican coast and breed in the summertime on rocks and isolated beaches generally from the Santa Barbara Channel south. Although more common on the Channel Islands, sea lions do haul out on Lion Rock near Point Sal.

Located 100 meters due east of the Standard Oil Company pier, the Carpinteria hauling grounds consists of a sandy pocket beach connected by a sand spit to a shelf-like intertidal rock outcrop. Harbor seals use this hauling ground during the night and occasionally during the day. However, they do not use the rock outcrop when people or dogs are nearby. Observations indicate as many as 90 seals use the area.

The Goleta hauling grounds are located 1.6 kilometers east of Goleta Beach County Park. The harbor seals in this area haul out during the day and night when tides are low to expose the sand and rock outcrops. These seals appear to have adjusted somewhat to the human, aircraft, and boat traffic which frequent the area. As many as 79 harbor seals have been observed using these grounds.

A pocket beach located approximately .6 kilometers east of Naples Point provides a secluded hauling ground, utilized during the day and night. Observations indicate as many as 165 harbor seals use these grounds.

Two observations of harbor seals at Point Conception indicate that between 80 and 150 seals may be using a rocky shelf below the Coast Guard Lighthouse as hauling grounds.

Policies:

- 9-26: Recreational activities near areas used for harbor seal hauling grounds shall be carefully monitored to ensure continued viability of these habitats.
- 9-27: Harbor seal hauling grounds shall not be altered or disturbed by recreational, industrial, or any other uses.

HABITAT TYPE: White-tailed Kite

Location: More Mesa

Description: Within the United States, the white-tailed kite is currently found only in California. This bird of prey has pure white under parts and grey and white tail feathers. The white-tailed kite is most often observed alone or in pairs; however, it is known to roost and, in some cases, nest communally.

The More Mesa grassland provides a feeding and nesting habitat for the white-tailed kite. This hawk, designated as a fully protected species by the California Department of Fish and Game, cannot be "taken or possessed at any time" (California Fish and Game Code, Section 3511). The kites use the oak trees, found in the northwest portion of More Mesa, for communal roosting at night and as nesting sites during the breeding season. The surrounding grasslands, ravines, and flood plains of Atascadero Creek serve as hunting grounds for the kites, which feed mainly on the meadow vole and harvest mouse. Estimates of the amount of grassland area needed for feeding by a pair of kites range from 30-125 acres depending upon prey populations. Impacts on the white-tailed kite include conversion of grassland feeding areas, and disturbances of nesting and roosting sites.

Policies:

- 9-28: There shall be no development, i.e., structures, roads, within the area used for roosting and nesting.
- 9-29: Recreational use of the roosting and nesting area shall be minimal, i.e., walking, bird watching. Protective measures for this area should include fencing and posting so as to restrict, but not exclude, use by people.
- 9-30: Any development around the nesting and roosting area shall be set back sufficiently far as to minimize impacts on the habitat area.
- 9-31: In addition to preserving the ravine plant communities on More Mesa for nesting and roosting sites, the maximum feasible area shall be retained in grassland to provide feeding area for the kites.

HABITAT TYPE: Rocky Points and Intertidal Areas

Location: Mussel Point, Point Sal, Point Conception to Ellwood, Coal Oil Point, Goleta Point, Carpinteria Bluffs, Channel Islands

Description: Rocky points and intertidal areas provide habitats for a diversity of marine organisms which are adapted to harsh and changing environmental conditions such as wave shock and moisture fluctuation. Direct human disturbance, such as foot traffic, collecting of organisms, or any sort of handling is very destructive to the existing biota. Adverse impacts on marine water quality also affect the biota which thrive on rocky

points and intertidal areas. Destruction to the organisms at one rocky point decreases the probability of natural replacement of organisms at other points because of their biological interdependence.

Mussel Point is located just south of the Guadalupe Dunes. It is a rocky headland backed by high dunes of up to 450 feet. The rugged coastline supports a sensitive intertidal community.

Point Sal is located south of Mussel Point. Its intertidal area extends from the Point southeasterly to the State beach park. The Point Sal area is zoologically significant because of the relatively undisturbed condition of the tidepools and the exemplary display of vertical zonation within the intertidal zone.

The area from Point Conception to Ellwood is approximately 30 miles in length. This stretch of coastline has been recommended for preserve status by the Conservation Element due to its many fine intertidal areas. Many segments of this coastline remain relatively undisturbed due to a lack of public access.

Coal Oil Point is a low-lying rocky reef on the west campus of the University of California. This area is valued for its "remarkably rich intertidal invertebrate fauna" (Conservation Element). These invertebrates include many species of starfish, crabs, octopus, and molluscs. This area is designated as a Natural Reserve by the University of California. The reef area is used extensively for educational purposes. For this reason and its proximity to urban areas, heavy collecting activity has disturbed the site.

Goleta Point is also located on the main University of California at Santa Barbara campus. This is an exposed rocky point that is subjected to heavy foot traffic because of its proximity to the campus and dormitories.

The Carpinteria reef and bluffs, located at the eastern edge of Carpinteria State Beach, present the most diverse intertidal area on the mainland south of Point Arguello (Conservation Element). The reef contains organisms from relatively large taxonomic groups which are absent in other areas. Additionally, some species uncommon on the South Coast have been sighted in the Carpinteria Reef.

Policies:

9-32: In order to prevent destruction of organisms which thrive in intertidal areas, no unauthorized vehicles shall be allowed on beaches adjacent to intertidal areas.

9-33: Only light recreational use shall be permitted on public beaches which include or are adjacent to rocky points or intertidal areas.

9-34: Shoreline structures, including piers, groins, breakwaters, drainages, and seawalls, and pipelines, should be sited or routed to avoid significant rocky points and intertidal areas.

HABITAT TYPE: Subtidal Reefs

Location: Naples, Carpinteria

Description: Subtidal reefs are offshore rocky areas that serve as attachment points for a high number and diversity of algae, invertebrates, and fish species. The reef environment is a unique and rich resource, used for research, education, and commercial and recreational fishing.

Naples Reef is an intertidal and subtidal area six miles west of Goleta extending a mile or so out to sea. According to biologists, this reef contains the largest number and highest diversity of intertidal organisms within the County. The reef is also believed to have the greatest diversity of algae anywhere along the South Coast. Invertebrate zoologists collecting specimens at Naples Reef have observed uncommon organisms (e.g. colonial anthozoans, phoronids, bryozoans, and dorid and aeolid nudibranchs). Moray eels (Gymnothorax) have been found at Naples Reef and at only one other locality in the County. Striped perch (Embiotica lateralis) and Catalina Goby (Lythrypnus) are also found at the reef and are uncommon in most other parts of the County coastline. Field trips and research projects are conducted at the reef by UCSB researchers and students, and to a lesser extent by Cal Poly at San Luis Obispo, University of California at Los Angeles, and Santa Barbara City College. Other uses in this area include fishing, surfing, and skin and SCUBA diving. Commercial and recreational fishing and collecting are causing the depletion of lobster, red sea urchin, and abalone. Continued depletion will erode the educational value of Naples Reef.

Carpinteria Reef is located offshore at the extreme eastern edge of Carpinteria State Beach and extends one mile to the south. This reef is very diverse biologically. For example, Elysia and Tigriopus, two intertidal invertebrates which are not often seen on the South Coast, are found on the Carpinteria Reef. The reef is of high scientific and educational value and is sensitive to collecting pressures due to extensive recreational use. Carpinteria Reef is also a popular skin and SCUBA diving area. The California Department of Fish and Game considers this reef to be a favorite spear fishing spot for opaleye, halfmoon, sheephead and pile perch.

Policies:

9-35: Naples reef shall be maintained primarily as a site for scientific research and education. Recreational and commercial uses shall be permitted as long as such activities are regulated to avoid depletion of marine resources in the area.

HABITAT TYPE: Kelp Beds

Location: Along the coast from Jalama to Carpinteria

Description: The Santa Barbara County coastline supports a rich kelp bed resource. Kelp beds are productive environments which serve as fish habitats and are therefore important to sport and commercial fishermen and biologists. Kelp beds are destroyed by poor water quality from sources such as sewer outfalls, siltation and other ocean bottom disturbances, water temperature changes, and overgrazing from marine invertebrates (such as the sea urchin) and fish. Extensive kelp bed areas have been destroyed in Southern California coastal areas due to some of these impacts. The effect of kelp harvesting on long-term survival and productivity is a source of considerable controversy. The activities of kelp cutters are currently regulated by the California Department of Fish and Game.

Policies:

Since the County does not have direct jurisdiction over activities that could impact kelp resources, it should request that 1) the Department of Fish and Game carefully monitor the kelp harvesting industry to ensure that such activity will not reduce kelp bed size and range or its productivity as a fish nursery habitat, and 2) State and Federal agencies carefully monitor activities that may affect marine water quality such as sewage disposal, dredging, and energy development.

HABITAT TYPE: Seabirds Nesting and Roosting Sites

Location: Lion Rock, Channel Islands

Description: Seabirds utilize rock outcrops and seacliffs on the mainland and offshore islands for nesting and roosting purposes. Birds which nest on the Channel Islands often disperse along the mainland during the non-breeding season. Populations along the coast are usually high during the winter months and when tidal changes are extreme. Low tides expose normally hidden intertidal invertebrates which serve as food for seabirds. The California brown pelican, western gull, several species of cormorants, loons, and grebes are found in the Santa Barbara Channel region. Impacts upon seabird populations include human disturbances of roosting areas, oil spills, and chemical pollution from mainland outfalls.

Policies:

9-36: Recreational activities near areas used for roosting and nesting shall be controlled to avoid disturbance to seabird populations, particularly during nesting season.

HABITAT TYPE: Native Plant Communities (examples: coastal sage scrub, chaparral, coastal bluff, closed cone pine forest, California native oak woodland (also individual oak trees)),

endangered and rare plant species as designated by the California Native Plant Society, and other plants of special interest such as endemics.

Location: Countywide⁵, Areas with outstanding examples of native plant communities are Mussel Point, Point Sal and Point Conception.

Description: Natural ecological systems composed of native plant species serve many essential functions. They serve as wildlife habitats and provide nesting sites and feeding resources for many animals. Native plants, due to their adaption to the local environment, use less water than most introduced species and contribute to the stabilization of soil on bluffs, hillsides, and watersheds. In addition, native plants are an integral component of the landscape that makes the Santa Barbara County coastal zone a visual resource of more than local importance. Oak trees need special attention, as they are large and provide important habitat and shading. They are very long-lived, relatively slow-growing, and are easily harmed by surrounding land uses. Grazing in the oak savanna can prevent regeneration of individual trees.

A delicate coastal strand community covers some of the upland area near Mussel Point. In addition to the typical species found in this community, such as sand verbena (Abronia maritima and A. umbellata), purple sage (Salvia leucophylla), and lupine (Lupinus albifrons), four rare plant species have been reported: Cirsium rathophilum, Senecio blochmaniae, Castilleja mollis and Monardella crispata.

Point Sal is located just south of Mussel Point. Due to the relative lack of human disturbance and accessibility, several of the Point Sal plant communities are in excellent condition. The vegetation on the steep slopes of the cliffs at Point Sal is made up of the coastal bluff community. This community is rare in Santa Barbara County and Point Sal has the best example on the mainland. An endangered plant, Sanicula hoffmannii, is found in the coastal sage community, which is also represented at Point Sal.

Point Conception is a broad, flat marine terrace with bluffs up to 50 meters in height. It is located at the point where the north to south orientation of the Santa Barbara coast changes to an east to west direction. As with Point Sal, Point Conception is important from a scientific and educational standpoint. Coastal strand, dune, chaparral, and coastal sage scrub communities are all represented at Point Conception. Two rare and endangered plants found here are Cirsium rathophilum and Senecio blochmaniae. Point Conception has been minimally disturbed, largely because of the lack of access to the site; all of the land near the Point is privately owned and closely patrolled.

⁵Most of these habitats are not designated on the land use maps because they occur in so many areas. Therefore, the policies will have to be applied on a case-by-case basis as projects are reviewed.

Policies:

- 9-37: Oak trees, because they are particularly sensitive to environmental conditions, shall be protected. All land use activities, including cultivated agriculture and grazing, shall be carried out in such a manner as to avoid damage to native oak trees. When possible, regeneration of oak trees on grazing lands shall be encouraged by fencing small areas until oak seedlings become established.
- 9-38: When sites are graded or developed, areas with significant amounts of native vegetation shall be preserved. All development shall be sited, designed, and constructed to minimize impacts of grading, paving, construction of roads or structures, runoff, and erosion on native vegetation. In particular, grading and paving shall not adversely affect root zone aeration and stability of native trees.

HABITAT TYPE: Streams

Location:

<u>Perennial</u>	<u>Intermittant</u>
<u>POINT SAL</u> Santa Maria River Corralitos Canyon Santa Ynez River	
<u>JALAMA TO GAVIOTA</u> Cañada de la Gaviota Cañada del Agua Caliente Cañada de Alegria Cañada del Sacate Cañada de Santa Anita Arroyo Bulito Barranca Honda Cañada del Cojo Wood Canyon Jalama Creek Gaspar Creek Espada Creek	Cañada de la Cuarta Cañada del Coyote Cañada del Agua Cañada de las Panoches Cañada de las Agujas Arroyo San Augustine Cañada de Pescado Cañada de Chiclan Cañada de la Llegua Cañada del Gato Cañada del Cementerio Damsite Canyon Black Canyon Escondido Creek
<u>GAVIOTA COAST</u> Cañada San Onofre Cañada del Molino Arroyo Hondo Arroyo Quemado Tajiguas Cañada del Refugio Cañada del Corral Cañada del Capitan Las Llagas Canyon	Cañada del Barro Cañada del Cementario Cañada Alcatraz Cañada del Leon Cañada de la Posta Cañada de las Zorillas Cañada de la Gallina Cañada de la Huerta Cañada de la Rita Cañada del Venadito Cañada de la Destilladora Gato Canyon Las Varas Dos Pueblos Eagle Canyon Tecolote Canyon Bell Canyon
<u>GOLETA</u>	Atascadero Creek San Pedro Creek Tecolotito Creek Carneros Creek San Jose Creek Devereux Creek
<u>MONTECITO AND SUMMERLAND</u>	San Ysidro Creek Romero Creek Oak Creek Montecito Creek
<u>CARPINTERIA VALLEY</u> Rincon Creek	Toro Canyon Creek Santa Monica Creek Franklin Creek Carpinteria Creek Gobernador Creek Arroyo Paredon

Source: USGS Maps

Description: Streams and creeks provide habitats for many bird, animal, and plant species and serve as major corridors for transporting nutrients and sediments to wetlands and estuaries. They also play a critical role in providing sand for beach replenishment. Streams and creeks provide an environment for plant and animal species that cannot tolerate the arid conditions of the dominant chaparral environment. Riparian vegetation, including California Bays (Umbellularia californica), Willows (Salix spp.), Big Leaf Maples (Acer macrophyllum), and Sycamores (Plantus racemosa), is found along many of the County's streams. Strands of California Walnut (Juglans californica), uncommon in Santa Barbara County, occur along Jalama and Rincon Creeks. Additionally, numerous water-loving organisms including the Monterey Salamander (Ensatina) and the Pacific Pond Turtle (Clemmys marmorata) live within these stream environments.

Streams and creeks affect both the quantity and quality of local water supplies. Heavy siltation of the stream bed can clog the natural flow of water from the surface into groundwater reserves. Increased sedimentation in streams also results in higher flows and increased flood hazards. Polluted runoff from upland development or direct discharge into a stream can infiltrate the groundwater, thereby polluting underground water resources. Development and land use activity within and adjacent to the watercourse has profound effects on stream hydrology, channel geometry, and water quality. Protection of streams requires regulation of land use within the immediate environment as well as control of land use in the larger watershed. The following policies are directed at development within the stream corridor. Regulation of land uses in the watershed is addressed in Section 3.3 of the plan.

Definitions:

Stream: watercourses, including major and minor streams, drainageways and small lakes, ponds and marshy areas through which streams pass.

Major Stream: a continuously flowing water body, i.e., perennial streams.

Minor Stream: an intermittently flowing stream or a permanent stream with low flow during all or part of the year.

Riparian Vegetation: vegetation normally found along the banks of streams, creeks, and rivers.

Stream Corridor: a stream and its minimum prescribed buffer strip.

Buffer: a designated width of land adjacent to the stream which is necessary to protect biological productivity, water quality, and hydrological characteristics of the stream. A buffer strip is measured horizontally from the banks or high water mark of the stream landward.

Policies:

- 9-39: The minimum buffer strip for major streams shall be 20 feet and, for minor streams, 15 feet. These minimum buffers may be adjusted by the County on a case-by-case basis after investigation of the following factors:
- a. soil type and stability of stream corridor;
 - b. how surface water filters into the ground;
 - c. types and amount of riparian vegetation and how such vegetation contributes to soil stability and habitat value;
 - d. slope of the land on either side of the stream; and
 - e. location of the 100-year flood plain boundary.
- 9-40: No structures shall be located within the stream corridor except: dams; structures necessary for flood control purposes; bridges, when supports are located outside the critical habitat; pipelines, when no alternative route is feasible; and fences.
- 9-41: Dams or other structures that would prevent upstream migration of anadromous fish shall not be allowed in streams targeted by the California Department of Fish and Game unless other measures are used to allow fish to bypass obstacles. These streams include: San Antonio Creek, Santa Ynez River, Jalama Creek, Santa Anita Creek, Gaviota Creek and Tecolote Creek.
- 9-42: All development, including dredging, filling, and grading within stream corridors, shall be limited to activities necessary for flood control purposes, bridge construction, water supply projects, trail construction, or laying of pipelines, when no alternative route is feasible. When such activities require removal of riparian plant species, re-vegetation with local native plants shall be required. Minor clearing of vegetation for hiking, biking, and equestrian trails shall be permitted.
- 9-43: All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.
- 9-44: The following activities shall be prohibited within stream corridors: grazing, cultivated agriculture, pesticide applications, and installation of septic tanks.
- 9-45: Other than projects that are currently approved and/or funded, no further concrete channelization or other major alterations of streams in the coastal zone shall be permitted.

3.9.5 RECOMMENDED ACTIONS

The following actions are needed to ensure long-term preservation of habitat resources in the coastal zone:

1. Immediate public action is needed to halt the unauthorized use of off-road vehicles on the Guadalupe Dunes.
2. The County should pursue funding for a special study of the Guadalupe Dunes. This study should include an inventory of the biological and archaeological resources and performance standards for sand mining and oil and gas development.
3. The County should pursue additional measures to ensure long-term preservation of the habitat resources of the following areas: Guadalupe Dunes, Point Sal, Santa Cruz and Santa Rosa Islands. These additional measures may include: public acquisition, conservation easements, open space or recreational preserves, purchase of development rights.
4. The County should post signs at appropriate locations which will restrict public access into the following habitat areas: dunes, wetlands and estuaries, and prohibit the collecting of marine organisms in rocky points and intertidal areas.
5. The County should encourage and support efforts to increase public understanding of significant habitat areas by all of the following measures:
 - a. Encouraging educational programs on habitat areas in the public schools and informal education programs through community organizations.
 - b. Providing signs, interpretive displays, etc., on habitat sites which are on or adjacent to County parks.
 - c. Pursuing funding for specific studies to determine the effect on wildlife and habitats of various land use activities and to determine allowable levels and kinds of uses as well as appropriate mitigation measures.
6. The County, in cooperation with other agencies, including the Department of Fish and Game, needs to undertake systematic investigations of stream ecosystems for purposes of inventory and for development of protection and enhancement programs. Funding sources should be sought for these studies.
7. Public action is needed to restore South Coast streams that have been interrupted or altered by culverts along Highway 101.

8. The County should assume the role of lead agency in forming a management committee to ensure the preservation of the biological productivity and protection of the water quality of the Carpinteria Marsh. Agencies to be represented on the management committee include: County Flood Control, Mosquito Abatement District, U.C.S.B., Sandyland Protective Association, Department of Fish and Game, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, U.C. Cooperative Extension, Coastal Commission, City of Carpinteria, and Nurserymen's Association.
 - a) The Committee should be responsible for developing a comprehensive management plan for the slough and surrounding watershed.
 - b) The plan should include the following elements:
 - (1) Monitoring Program: Baseline data evaluating existing water quality and biological productivity needs to be collected. In particular, research should determine if sedimentation and pesticides are adversely impacting the marsh. Depending on the implications of the baseline data, specific policies, programs, and performance standards would need to be developed.
 - (2) Management Program: This element of the plan should provide for ongoing management of the slough. It should include recommendations for changes to existing ordinances where necessary (i.e., grading, zoning), refinements of the performance standards proposed in the land use plan, and policies regarding appropriate kinds and intensities of recreational, educational, and scientific uses.

NOTE: Refer to Section 4.8 for discussion of habitat resources on Santa Rosa and Santa Cruz Islands.

3.10 ARCHAEOLOGICAL AND HISTORICAL RESOURCES

3.10.1 COASTAL ACT POLICIES

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

3.10.2 BACKGROUND

The South Coast area of Santa Barbara County is one of the most important archaeological regions in California. This area was densely occupied by the Chumash at the time of Spanish contact, and archaeological evidence confirms that it was so occupied for a considerable period of time. Site density in the area is estimated to be very high, although it has not been systematically surveyed. Approximately 90 percent of the remaining sites directly on the coast have been recorded, chiefly by D. B. Rogers in 1929. Areas just a few hundred yards away from the coast are not as well-known, although they are also believed to contain a high density of sites.

Chumash sites are known in the Point Conception area, and it is probable that more exist. In addition, Point Conception is highly regarded by all North American Indians as the "Western Gate." It is revered by Native Americans as the passageway for souls from this world to the next and is sacred ground.

The only area in northern Santa Barbara County that has been subjected to intensive survey over the last few years is the Vandenberg region. Investigations have revealed a very high density of sites on Vandenberg Air Force Base and adjacent areas. Very little, however, is known at present of the archaeology of other areas in the northwestern part of the County although it is likely that significant areas exist. For example, several archaeological sites have been identified in the vicinity of the Guadalupe Dunes.

Hammond's Meadow is the only site in the coastal zone that is currently listed on the National Register of Historic Places.

If an adequate survey of the Santa Barbara County coastline were to take place, it is probable that the entire area could be linked into one large, high density archaeological site zone. Because native American Indians have used this area for perhaps up to 7,000 years, many remnants of their villages, camps, food processing, and ceremonial sites exist in the coastal zone. The physical attributes of these sites include burials, artifacts, house and ceremonial structure remains, kitchen and food

processing "middens," shells and bones, as well as some rock drawings (pictographs and petroglyphs) and special sites containing only rock artifacts.

Those sites which are currently known are mapped and on file with the County Planning Department and the Department of Environmental Resources. To protect sites, however, these maps are confidential.

3.10.3 PLANNING ISSUES

Although factors causing similar population distribution are probably different, the Indians of Santa Barbara County and the current population show preference for the same general locations. Consequently, present populations have damaged many archaeological sites. In 1973, the California State Archaeological Task Force estimated that 50 percent of all archaeological sites in California, and 81 percent in Santa Barbara County, have been destroyed. Since archaeological sites are a non-renewable resource, the remaining sites need to be protected.

At present, urbanization and public access appear to be the principal sources of destruction of archaeological sites. The direct threats posed by urbanization include: plowing; bulldozing; residential and industrial construction; grading for roads and highways; construction of parking lots, airstrips, and railways; cattle grazing; water projects (eroding and burying sites); off-road vehicles; recreational developments; natural forces (water and wind); and unauthorized collecting of artifacts. One of the most significant indirect threats for the destruction of archaeological sites is public access. Vandalism has always been a source of destruction to sites, and the probability of it occurring increases with enhanced access to areas of archaeological significance. Any increase in temporary or permanent population in the vicinity of a site through construction of housing projects, trailer parks, campgrounds, or recreation areas increases the vulnerability of archaeological sites to disturbance. Construction of public roads which provide access to areas of archaeological significance or publication of known site locations or areas of high site density also can increase vandalism.

3.10.4 POLICIES

- Policy 10-1: All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on important archaeological sites. Where these measures are not feasible and development will adversely affect identified archaeological or paleontological resources, adequate mitigation shall be required.
- Policy 10-2: Activities other than development, which could damage or destroy archaeological sites, including off-road vehicle use and unauthorized collecting of artifacts, shall be prohibited.

3.10.5 HISTORICAL RESOURCES

Santa Barbara's historical heritage is rich and diverse. Prime examples of historic sites survive from each of the major periods of California history. In the coastal zone, the majority of these sites are found within the City of Santa Barbara, although a more extensive inventory of historical sites may turn up new sites within the County's jurisdiction.

The Vicente Ortega Adobe is probably the most important site within the coastal zone. This adobe is located in the foothills north of Route 101 between Goleta and Gaviota Pass near Arroyo Hondo. It was built in the late 1840's or early 1850's by descendants of Jose Francisco Ortega, the founder of Santa Barbara. The adobe remains in its original condition and has not been subjected to restoration. Consequently, it is an extremely important example of early adobe construction.

Nineteen other historic sites have been inventoried within the County's coastal zone. Listed geographically from north to south, they include:

Point Sal
Point Perdernes
Point Conception Lighthouse
Gaviota Landing
Gaviota Pass (State Historical Landmark)
Baron Adobe
La Vigia
Refugio Beach Park
Erro Pepper Tree
Ygnacio Ortega Adobe
Bruno Orella Adobe
El Capitan Beach Park
Dos Pueblos (Historic Site, Cabrillo Anchorage)
Whaling Camp (Goleta Point Area)
Asphaltum Mine (Goleta--UCSB Area)
Massini Adobe (Montecito)
First Oil Well (Summerland)
Fleishman House (Lambert Road)
Shepard's Inn (Carpinteria Valley)

Recommendations:

Although the Coastal Act does not specifically call for protection of historical resources, the following recommendations are made to ensure protection of important historical sites in the coastal zone of Santa Barbara County.

1. The County should undertake an inventory of historical sites in the unincorporated areas of the County.

2. The significant sites should be designated as landmarks by the County Advisory Landmark Committee and restrictions imposed as currently permitted by County Ordinance No. 1716.
3. Historic sites of national significance should be nominated for landmark status by the National Historic Landmarks Program and the National Register of Historic Places. Those of State-wide significance should be nominated for inclusion on the register of California Historical Landmarks.
4. Owners of historical sites meeting the criteria specified in Sections 50280-50289 of the Government Code should be encouraged to enter into historical properties contracts with the County (the contract gives the owner the benefit of assessment based on restricted use of the property) to insure permanent preservaton of significant sites.

NOTE: Most of the information for this section was taken from the County's Conservation Element.

3.11 AIR QUALITY

3.11.1 COASTAL ACT POLICIES

Only two sections of the Coastal Act directly address the issue of air quality. Under Section 30253.(3) of the Coastal Act, new development shall

"Be consistent with requirements imposed by an air-pollution control district or the State Air Resources Control Board as to each particular development."

In addition, under Section 30253.(4), new development shall

"Minimize energy consumption and vehicle miles traveled."

A number of other sections of the Coastal Act reinforce these policies either directly or indirectly. Section 30250 urges that new development be located near existing developed areas to prevent excessive sprawl. Section 30252 urges that new development be sited so as to assure the potential for public transit for high intensity uses, and that non-automobile circulation be encouraged within the development.

Under Section 30241, protection of agricultural land by establishing stable urban-rural boundaries, limiting conversions of agricultural land, and controlling public service and facility extensions, further acts to limit sprawl and thus reduce the distances people travel.

In addressing the issue of air quality, the land use plan must be consistent with both the Coastal Act and State and Federal air quality standards.

3.11.2 CONSISTENCY WITH COASTAL ACT

By implementing these policies of the Coastal Act, the land use plan will help to reduce air pollution. The land use plan designates boundaries separating urban and rural land uses thus preventing the encroachment of new urban development in agricultural and rural areas. Within the urban areas there is enough vacant land to allow for substantial infilling. However, if these vacant areas are developed without phasing controls, the resultant levels of growth may be greater than those permissible for attainment of the Federal air quality standards. By encouraging the concentration of development and limiting sprawl, the land use plan should contribute to the reduction of vehicle miles travelled and result in improved public transit and carpools by increasing the density of population along a given route.

The access and recreation proposals in the land use plan reflect mixed effects on air quality. Within the urbanized South Coast area, the land use plan proposes increased opportunities for access and recreation to serve mostly local residents. In many cases, the plan makes no provision for parking, but encourages pedestrian and bicycle access. However, the

plan also proposes expansion of access and recreation in the rural areas of the County. Most of these areas can only be reached by private transportation, since public transit service does not exist and is not planned. While many of the proposals in the area between Gaviota and Guadalupe are for limited access via hiking trails, autos would still be needed to reach the trailheads. Provisions for public transit at some future date should be considered in framing specific proposals for expanded recreational facilities along the South Coast.

The importance of the County, particularly the South Coast, as a recreational area has resulted in the acquisition of large coastal areas by the State Department of Parks and Recreation. State Park facilities generally include overnight campgrounds and thus cater to the out-of-County user. Since most of the State Parks are filled to capacity during the summer months, the amount of traffic generated may be substantial. The State has plans for considerable expansion of its holdings in the area between Ellwood and Gaviota. These plans, if they include proposals for more camping facilities, will need to be evaluated carefully for their impacts on air quality. The State is also planning a bicycle trail that will eventually link Santa Barbara and Goleta with the State Parks at El Capitan, Refugio, and Gaviota. Though this trail will reduce the need by local residents to use cars to access beaches west of Ellwood, its impact on vehicle miles travelled will be insignificant.

In terms of impacts of industrial facilities on air quality, the land use plan does not propose a substantial expansion of areas available for industrial uses. In the case of oil and gas development, industrial designations are confined to existing processing facilities. These facilities, which are currently dispersed along the coast between Carpinteria and Point Conception, may need to be expanded and upgraded to serve increased production in the State Tidelands and Federal OCS.

3.11.3 CONSISTENCY WITH THE AIR QUALITY ATTAINMENT PLAN (AQAP)

One mechanism for achieving consistency between the land use plan and the requirements of the Clean Air Act and its amendments is the incorporation of the Air Quality Attainment Plan (scheduled for adoption in May 1979) into the LCP. The substance of the AQAP rests with development of control strategies for individual pollutants. The control strategies developed under the AQAP effort are based on: (1) inventory of current emissions; (2) projection of future emissions; (3) analysis of reductions available from control measures; and (4) synthesis of control measures into a strategy in order to achieve the National Ambient Air Quality Standards (NAAQS).

The AQAP includes four types of control measures: stationary, transportation, land use, and energy. Only the AQAP land use measures directly impact the LCP land use plan. Since the AQAP is not yet adopted, the degree of consistency between the LCP land use plan and the AQAP cannot be

determined. Therefore, incorporation of the relevant policies and strategies from the air quality plan into the coastal plan should occur during the implementation (zoning) phase of the LCP.

CHAPTER 4: THE PLANNING AREAS

4.1 INTRODUCTION

In order to achieve the level of detailed planning required by the Coastal Act, Santa Barbara County's coastal zone has been divided into seven subareas. These include the Carpinteria Valley, Summerland, Montecito, Gaviota Coast (Ellwood to Gaviota), the North Coast (Gaviota to the Santa Maria River mouth), and the Channel Islands.

In this chapter, each planning area discussion begins with a description of the physical characteristics of the area. The character description is followed by a discussion of coastal planning issues which are relevant in the subarea (e.g., the protection of visual resources, the availability and demand for coastal recreation and beach access, and low and moderate cost housing accessibility). In a few cases, where large parcels exist within an already urbanized area (i.e., More Mesa, Hammond's Meadow), special planning has been required resulting in specific policies to guide future development of these parcels. Each planning area discussion is concluded with a summary of the land use maps. This summary highlights the changes in existing zoning designations that are proposed for the coastal zone.

The resource and service system capacity data and buildout projections that are referred to throughout the planning area discussions are contained in Appendices D and E respectively.

The last section of this chapter--the Channel Islands-- differs in format from the discussions for the preceding planning areas. Due to their unique characteristics, a more detailed discussion of the resources and planning issues is included. The Channel Islands section is concluded with a set of special policies that are proposed to guide future development and recreational use on Santa Rosa and Santa Cruz.



4.2 CARPINTERIA VALLEY

4.2.1 CHARACTER OF THE PLANNING AREA

The Carpinteria Valley is a long, narrow coastal plain paralleling the shoreline and the Santa Ynez Mountains. It is bounded by the Pacific Ocean and the coastal zone boundary to the north and south, and the Ventura County line and Toro Canyon Road to the east and west.

Although the City of Carpinteria has grown rapidly in recent years, the Valley remains predominately agricultural. From Toro Canyon to the Ventura County line, orchards, fields of flowers, and greenhouses are the prevailing landscape. The City of Carpinteria is literally encircled by agriculture which extends into the Carpinteria foothills.

As an agricultural resource, Carpinteria Valley is among the finest in the State of California for the production of specialty crops, which include avocados, cut flowers, and foliage plants. The local climate, prime soils, and relatively clean air make the area highly desirable to growers. The Valley's two climatic zones, Maritime and Coastal, are characterized by very mild temperature ranges and nearly frost-free growing conditions. Average seasonal temperatures range from 55°F in winter to 65°F in summer; and there are between 310 and 330 frost-free days per year. These mild temperatures, combined with a relatively wind-free setting and excellent solar exposure (due to the north-south orientation), help produce exceptionally fine quality, high-yield crops which can be harvested when other agricultural areas are out of production. Carpinteria Valley growers thereby enjoy a market advantage over their counterparts elsewhere.

Carpinteria Valley has distinct agricultural subareas. The Valley's westerly end is a mix of avocado orchards, greenhouses, and open field flowers. In recent years, greenhouse development has been particularly active in this area. The Valley floor to the east and north of the City of Carpinteria is one of the most fertile and productive agricultural areas in the Valley and is currently planted to avocados and lemons. North of Foothill and Casitas Pass Roads, the terrain becomes progressively steeper and rugged. Avocado orchards dominate here, while a few greenhouses and nurseries occupy some of the level land. Newly planted avocado orchards extend well into the foothills and beyond the coastal zone boundary into the National Forest Service jurisdiction.

Urban development in the Carpinteria Valley is mainly confined within the city limits of Carpinteria and several neighborhoods scattered about the Valley floor and along the coastline. Serena Park, the most westerly neighborhood, is composed of single family residences. Just east and north of Serena Park is a large condominium development which abuts the polo field, a well-known Carpinteria Valley landmark visible from U. S. 101. East of the polo field and north of Foothill Road are the hillside neighborhoods of Ocean Oaks and La Mirada. These neighborhoods are small, isolated subdivisions surrounded by agriculture.

At the opposite end of the Valley to the east is Shepard's Mesa, an area zoned for one to three acre estates and surrounded by steep and marginally

productive agricultural land. Homes on Shepard's Mesa have spectacular views of the entire Valley, the Pacific Ocean, and the Channel Islands.

Carpinteria's coastline (bordered by Rincon Point to the east and Loon Point to the west) includes bluffs, sandy beaches, and an estuary. Three residential neighborhoods (Rincon Point, Sandyland Cove, and Padaro Lane) are located along the coastline. Immediately to the west of Rincon Point is the County's Rincon Beach Park, which provides parking, beach access, and limited facilities. To the north and west of the park, the bluffs rise sharply in a series of plateaus. The Southern Pacific main line parallels the bluffs and impinges on the shoreline bluff area from Rincon Park through the City of Carpinteria. Carpinteria State Beach Park, the primary recreation facility in this area, is located in the City of Carpinteria and extends from Linden Avenue to just east of K Street. Facilities for campers are also provided by the Carpinteria Camper Park, north of Highway 101 and adjacent to the City's western boundary.

The County has jurisdiction over granted tidelands and submerged lands in two areas of the Carpinteria coastline: Sandyland Cove (from the mouth of Santa Monica Creek to the City's western limits) and from the City's eastern boundary to the County line. These granted lands extend three miles seaward from the mean high tide line.

El Estero, a large coastal wetland, abuts the City of Carpinteria's westerly boundary. An isolated, highly private community, Sandyland Cove extends the full length of the wetland and enjoys commanding views of the shoreline and mountain backdrop. To the west of Sandyland Cove is a highway commercial development, Santa Claus Village, and a long stretch of residential development along Padaro Lane.

4.2.2 PLANNING ISSUES

Urban/Rural Boundary

The rural area of the Carpinteria Valley which encompasses the Valley's agricultural lands, a number of rural residential neighborhoods, Carpinteria Marsh, and other foothill areas accounts for some 7,500 acres, 84 percent of the total acreage in the planning area. Agriculture is the dominant land use in the Valley with an estimated 3,900 acres in production at this time. Urban development, i.e., residential, commercial, industrial, etc., is concentrated within the City of Carpinteria which now covers approximately 1,400 acres or 16 percent of the Valley's total acreage.

Since its incorporation in 1965, the City has grown from a population of roughly 6,500 to an estimated 10,059 as of January 1, 1978. The City's most rapid growth occurred from 1970 to 1975, when the population increased from 6,982 to 9,325. During that period, three large residential subdivisions and an industrial park were annexed to the City, expanding the urban boundary to the north and east. The City's easterly expansion has paralleled Highway 101, both north and south, on non-prime soils. Annexation of the Reeder parcels represented the only potential encroachment on prime soils in the eastern portion of the Valley; however, the Coastal Commission denied a permit to develop these parcels and the area has been retained in agricultural

production. The residential subdivisions to the north are located on prime soils (Class II). Other smaller annexations to the west have claimed lands of marginal agricultural value. At present, the City of Carpinteria's boundaries north of Highway 101 generally abut existing agriculture or prime agricultural soils.

Because of the mix of urban and agricultural land uses in the Carpinteria Valley, urban/agricultural conflicts sometimes occur along the urban periphery and in more remote areas of the Valley where neighborhoods have been permitted to develop. The proximity of urban development to lands in agricultural production has contributed to orchard theft and the spread of avocado root rot on one hand, while the use of fertilizers, herbicides, and agricultural machinery has, on occasion, been of some nuisance to neighboring residents. The extent of the nuisance factor appears to be minimal at the present time.

Along with other measures for the preservation of agriculture in the Carpinteria Valley, an urban/rural boundary is delineated on the land use plan map (refer to Figure 4-1). The proposed boundary follows the existing western limits of the City of Carpinteria from the ocean to just south of Highway 101, where the urban boundary extends westward to include two long, narrow parcels on either side of Carpinteria Avenue (Area 1). North of Highway 101, the Carpinteria Camper Park on North Via Real (Area 2) and the residential subdivision west of Santa Monica Road (Area 3) are also included in the urban area. All other lands bordering the existing western City limits have been designated for agricultural use. In spite of constraints such as non-prime soils, the presence of a high water table, and drainage problems, greenhouses in which growing does not take place in the underlying soil are a potential agricultural use and encouraged to locate in this area (Area 4). However, because of the area's limitations for agricultural uses other than greenhouses, the Hall parcel (APN 3-050-17) and neighboring parcels to the southwest (APN 3-050-20, 22, and 60) would be appropriate for inclusion in the urban area after infilling has occurred within the City and a conversion to urban use would meet the criteria of Policy 8-3.

To the north, the urban/rural boundary again follows the City limits east to Franklin Creek. Here the urban boundary is extended to include Areas 5 and 7. Area 5 contains the Boy's Club on the west and several small parcels currently planted to lemons on the east. Continued agricultural production on these parcels is inhibited by parcel size (about one acre each) and the presence of a high water table, although soils are prime (Class II); the easternmost parcel at the bend in Foothill Road is further limited by a County Flood Control easement through the southeast section of the property. Area 7 is surrounded on three sides by urbanization; soils are prime but agricultural production is limited again because of a high water table and there is no existing agriculture on the properties at this time. These parcels represent a logical extension of the urban boundary. Parcel 6, on the other hand, is associated with the adjacent celery transplant operation and is, therefore, designated for agricultural use and included in the rural area.

Parcels 8 and 9, adjacent to the City's northern boundary and south of Casitas Pass Road, are also designated for agricultural use. Both parcels are located on prime soils (Class I and II) and currently support viable orchards.



The urban/rural boundary then follows the City's existing limits along Casitas Pass Road and southeast to Carpinteria Creek. At this point, the boundary conforms to the existing mobile home park, proceeds south to North Via Real, and continues eastward along Via Real to the McKeon development. The Reeder parcels (Area 10) and two small parcels in Area 11 are, therefore, excluded from the urban area. The Reeder parcels are located on prime soils and are partially planted to gypsophila at this time. While the western parcel in Area 11 is composed of prime soils, soils on the eastern parcel are non-prime (Class III); both of these parcels are designated for agricultural use because of their agricultural potential.

Proceeding eastward, the boundary line follows the existing City boundary, separating the McKeon development from rural lands to the north (Area 12). There are ten parcels in this rural area, ranging in size from two to seven acres. Although soils are non-prime, most of the parcels are planted to avocados (new plantings as well as producing trees exist), and a thick stand of oak trees covers the eastern section. The sloping terrain and ranchette type of land use pattern that prevail in this area provide a natural buffer between the prime agricultural lands to the north and existing dense urban development to the south.

Areas 13 and 14 have also been excluded from the urban area. Area 13 is a rural residential subdivision containing 15 one-acre lots. Access to these residences is provided by an easement along the eastern boundary of the parcel located immediately south (Area 14). In spite of non-prime soils and drainage problems that mark this 25-acre parcel, a grove of avocado trees exists to the northwest; a neglected lemon orchard still stands in the center of the property; and a section bordering Via Real was recently successfully planted to gypsophila. Greenhouses would provide another agricultural alternative for the property. However, this parcel is an agricultural "island," which would not qualify for agricultural preserve status because of the lack of contiguous agricultural lands to meet the 40-acre minimum requirement. Area 14 would be a logical extension of the urban boundary at such time in the future as a need to expand urban uses in the vicinity has been established and conversion to non-agricultural uses justified according to Policy 8-3.

Finally, the urban boundary is extended to include Area 15, which is comprised of some 20 undeveloped acres that should be planned comprehensively with other portions of the bluffs within the City's jurisdiction. (See Section 4.2.3 for a discussion of the proposed land use and conditions for development in this area.) These lands have no agricultural potential and are a logical extension of the urban area for visitor-serving uses because of the area's accessibility to U. S. 101, ocean views, and proximity to the dry, sandy beach at Rincon County Park.

Agriculture

The policies of the Coastal Act concerning agriculture call for the preservation of the maximum amount of prime agricultural lands and the protection of the long-term productivity of soils. A discussion of these policies and the broad agricultural issues that emanate from them for the County's coastal zone are contained in Section 3.8. Local policies required to resolve these issues are also found in Section 3.8, Policies 8-1 to 8-9; these policies apply to agricultural uses throughout the County's coastal zone.

This section focuses on the specific agricultural issues for the Carpinteria Valley and the measures proposed in the land use plan for addressing them. The following discussion is based on a special background study of Carpinteria Valley agriculture which assessed the economic viability and comparative advantages of existing agricultural activities in the Valley.* The study also examined trends in agricultural production and the impacts of greenhouse development on the Valley's prime agricultural soils, limited water resources, and scenic quality.

To meet the goal of maintaining the maximum amount of prime agricultural lands in production, a land use plan for the Carpinteria Valley must include the following measures:

- 1) delineation of a stable urban/rural boundary,
- 2) determination of minimum agricultural parcel sizes that will sustain agricultural use over the long term, and
- 3) policies for mitigating and preventing, where possible, adverse impacts caused by agricultural development on coastal resources.

The proposed urban/rural boundary for the Carpinteria Valley planning area is discussed in detail in the preceding section and delineated on the map shown on Figure 4-1.

Minimum Agricultural Parcel Size

Determination of a minimum agricultural parcel size that will best serve the goal of preserving agriculture in the Valley over the long term is dependent on many factors. In order to make this determination, the adequacy of existing zoning, distribution of existing parcel sizes, and the impact of potential buildout on the agricultural economy over the long term need to be analyzed to evaluate whether changes in the established minimum parcel sizes are needed and, if so, the degree to which changes can be effected. In addition, an examination of the economic viability of the Valley's three major agricultural industries: avocados; greenhouses, nurseries, and field flowers; and lemons is required. This entails an understanding of past and existing trends in the area's agricultural production as well as indications for future agricultural options.

An estimated 3,900 acres are in agricultural production in the Valley at this time; this represents 52 percent of the Valley's rural lands (including Carpinteria Marsh and the existing residential neighborhoods). Avocados are the dominant agricultural land use, accounting for some 2,200 acres (56 percent of the total agricultural acreage), followed by lemons with 1,000 acres; 650 acres are in greenhouse and nursery use, and the remaining 50 acres are planted to various vegetable crops.

*This report was prepared by the planning staff and is on file at the County Planning Department (Agriculture in the Carpinteria Valley, February 1978).

Avocados have flourished in recent years due to the Valley's prime growing conditions and the industry's expanding market potential. Although avocado root rot poses a threat to production in some areas of the Valley over the short term, possibilities for developing disease-tolerant trees and other means of eradicating the disease exist over the long run. Also, even if root rot were to spread in the Valley, it would probably not significantly affect production on the eastern portion of the Valley floor because of the excellent soil conditions that prevail in that area.

Since its introduction to the Valley in 1962, the greenhouse, nursery, and field flower industry has grown rapidly. The Valley's moderate climate, prime soils, relatively good air quality, and access to markets make the area especially desirable to greenhouse growers. There are now over eight million square feet of greenhouse development in the Valley, compared to under three million square feet in 1970 and only 100,000 square feet in 1962.

The lemon market has been affected by periods of overproduction which have led to reduced prices and, therefore, lower returns to local growers. As a result, there has been a recent trend toward conversion to avocado and greenhouse production in the Valley.

Approximately 30 percent of the soils in the rural area are classified as prime (Class I or II). The remaining non-prime soils are predominantly Class III or IV; many of these soils are in productive agricultural use at this time. Only a few sections of the Valley have little or no agricultural potential, e.g., steep foothill and mountainous regions and areas where fill has been deposited as a result of construction of the freeway.

The County's Agricultural Preserve Program has been highly successful in the Valley. To date, 2,878 acres are enrolled in preserves, including some 55 acres of nurseries. In order to encourage the retention of smaller agricultural parcels in production, the Agricultural Preserve Program now includes in its "superprime" category a provision for growers who own a minimum of five acres, of which 4.75 acres are fully planted and commercially producing land, to qualify for preserve status if they apply with other adjacent growers of equal or larger size to meet the 40-acre minimum preserve requirement.

The existing agricultural zoning in the Valley is almost exclusively A-1-X, which permits a five-acre minimum parcel size. This zone, coupled with the Agricultural Preserve Program's superprime option, has been instrumental in holding the line against further urban encroachment in the Carpinteria Valley. However, a theoretical buildout of the Valley based on the permitted five-acre minimum parcel size would allow for approximately 800 additional parcels and corresponding number of potential residential units. The level of public services required to accommodate this increased residential use and the additional development needed to support a larger number of individually operated agricultural activities would exceed the Valley's existing water resources and service system capacities, i.e., wastewater treatment and roads. For example, the amount of water needed to accommodate buildout under the existing A-1-X zone far exceeds the area's current water supply (see Availability of Resources section below and Section 3.2). Since most of the rural area is not served by the Carpinteria Sanitary District, new development would have to rely on septic facilities for the most part; this would

be especially problematic in areas where high groundwater, steep slopes, and soils with poor drainage prevail. Many new access roads would need to be constructed to serve the additional parcels and expansion of Foothill and Casitas Pass Roads would probably be required. The creation of smaller parcels and associated level of development would also lead to higher assessed land values and limit the range of agricultural crops that could profitably be grown in the area. Thus, a buildout under existing zoning would inevitably result in a transition away from agriculture as the principal land use in the Valley, establishing in its place a residential ranchette or estate type of land use pattern. Since this would not be consistent with the Coastal Act goal of maintaining the maximum amount of prime agricultural lands in production, some increase in the agricultural minimum parcel size is needed.

The major determinants in establishing an increase in the minimum parcel sizes for the Valley are the economic viability of the Valley's major crops, projections for viable agricultural options in the future, and the existing distribution of parcel sizes in the rural area.

To determine the minimum economically viable parcel size for various types of agriculture, average costs of production and gross revenues per acre are used to estimate the net returns received per acre for production of a given crop. Then, assuming an annual expected net return or income for the grower, the number of acres needed to generate this income can be estimated. These estimates are greatly limited by the use of average cost and revenue data, which do not reflect factors such as the individual grower's management skills and the above average yields that are obtained in many parts of the Carpinteria Valley. Also, assumptions such as the cost of the land (or rent), which is a major fixed cost for all agricultural production and depends heavily on when the land was purchased, are necessary. Because of these limitations and assumptions, estimates of the minimum economically viable parcel size are tenuous and should not be used as the sole criterion in determining minimum parcel sizes.

For illustrative purposes, however, greenhouses are the Valley's most profitable agricultural use per acre of production and could succeed on a minimum parcel as small as five acres. At present, most of the Valley's greenhouses and nurseries are located on parcels ranging in size from five to twenty acres, with over half of them on parcels of five to ten acres.

Estimates of economically viable minimum parcel sizes for avocados vary widely. Assuming average County yields and prices received as the fruit leaves the orchard, it would take a minimum of fifty acres of avocados to produce an income of \$18,000. Valley growers have commented that this minimum is too high, pointing out that many avocado operations in the Valley are currently viable on parcels as small as ten to fifteen acres. This is supported by the fact that only ten percent of the existing avocado orchards in the Valley are on parcels of fifty acres or more and that three-fourths of the avocado orchards are in holdings of from five to twenty-five acres.

Currently, net returns to a mature lemon orchard do not offset costs; and the high selling price of prime agricultural land in the Valley renders new lemon plantings economically infeasible at this time. Of the remaining 1,000 acres of lemons in the Valley, fifty percent of the operations are on

parcels of five to ten acres in size; the remaining orchards range in size from ten to twenty-five acres, with only three of them situated on parcels of fifty acres or more.

Future viable agricultural options for the Valley could become limited if the viability of the avocado or greenhouse industries is threatened. Historically, agriculture in the Valley has turned over from lower return food crops (e.g., beans and tomatoes) to higher return specialty crops (from walnuts and apricots to today's avocados, lemons, and flowers). Increasing land costs in an urbanizing area have been a major contributor to this trend. Whether this trend could be reversed is a matter of conjecture. If land costs continue to increase, future agricultural viability will depend on the Valley's ability to attract even higher return crops.

The other major determinant in establishing a minimum agricultural parcel size is the existing distribution of parcel sizes and acreage in the Valley. Acreage in the rural area of the Valley (excluding Carpinteria Marsh and the residential neighborhoods) is fairly evenly distributed (Figure 4-2). Approximately 15 percent of the acreage is in holdings of less than ten acres; 26 percent less than 15 acres; 37 percent less than 20 acres. The distribution of parcel sizes, however, is heavily skewed toward smaller sizes. As shown in Figure 4-3, 52 percent of the existing parcels in the rural area are less than 10 acres in size; 67 percent are less than 15 acres; and 78 percent less than 20 acres. Thus, ten acres is the threshold point at which over half of the parcels become non-conforming as to parcel size, an indication of the extent to which parcelization has already occurred in the Valley and the limited degree to which change can be effected without measures such as recombination of lots or public acquisition.

Based on the above findings concerning the economic viability of Valley agriculture and the existing land use pattern, a 10-acre minimum is the largest minimum parcel size that would be appropriate in Carpinteria Valley. Under the 10-acre minimum, theoretical buildout would be reduced to 300 additional units, a reduction of more than half of the units now permitted under existing zoning. Lot splits would be limited to parcels of 20 acres or more, i.e., 80 percent of the parcels could not be further divided. Although the amount of water required to serve even this reduced buildout exceeds available resources, impacts on sanitary facilities and roads would be lessened.

The land use plan proposes a range of minimum parcel sizes which will tend to strengthen existing agricultural patterns in the Valley and provide greater flexibility for changing agricultural uses over the years. Five, ten, and forty-acre minimums are proposed to replace the blanket five-acre zoning.

In the land use plan, a five-acre minimum is shown for the non-recharge area of the Carpinteria Groundwater Basin on the west side of the Valley between Arroyo Paredon and Santa Monica Creeks (refer to land use plan map). Agricultural uses in this area are limited by the presence of a high water table which restricts agricultural production to annual crops with a shallow rooting depth and to greenhouses. Most of the Valley's greenhouses are currently located in this area and continued greenhouse development here would be appropriate.

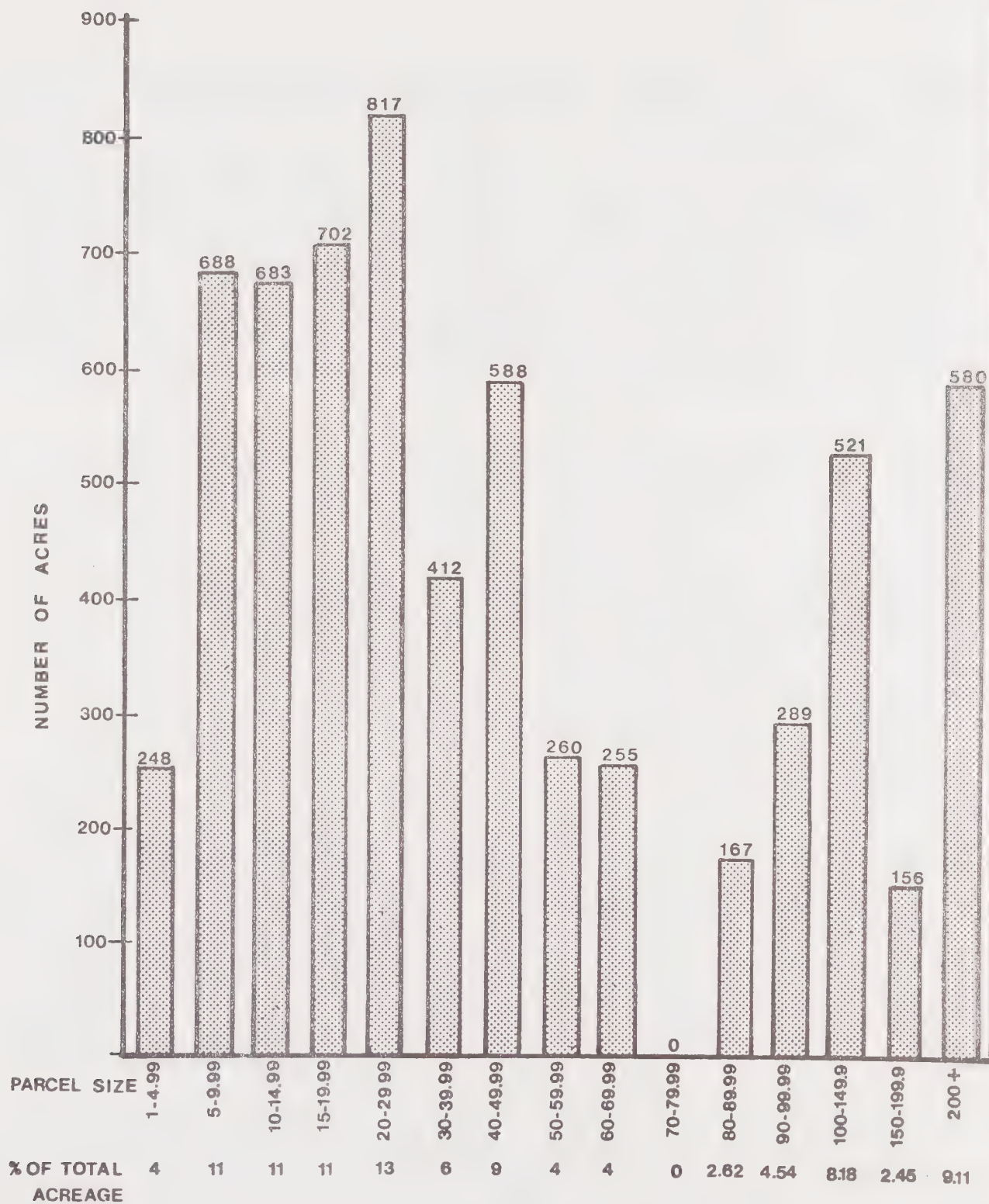


FIGURE 4-2
 ACREAGE DISTRIBUTION - CARPINTERIA VALLEY
 (Excluding Carpinteria Marsh and the Rural Neighborhoods)

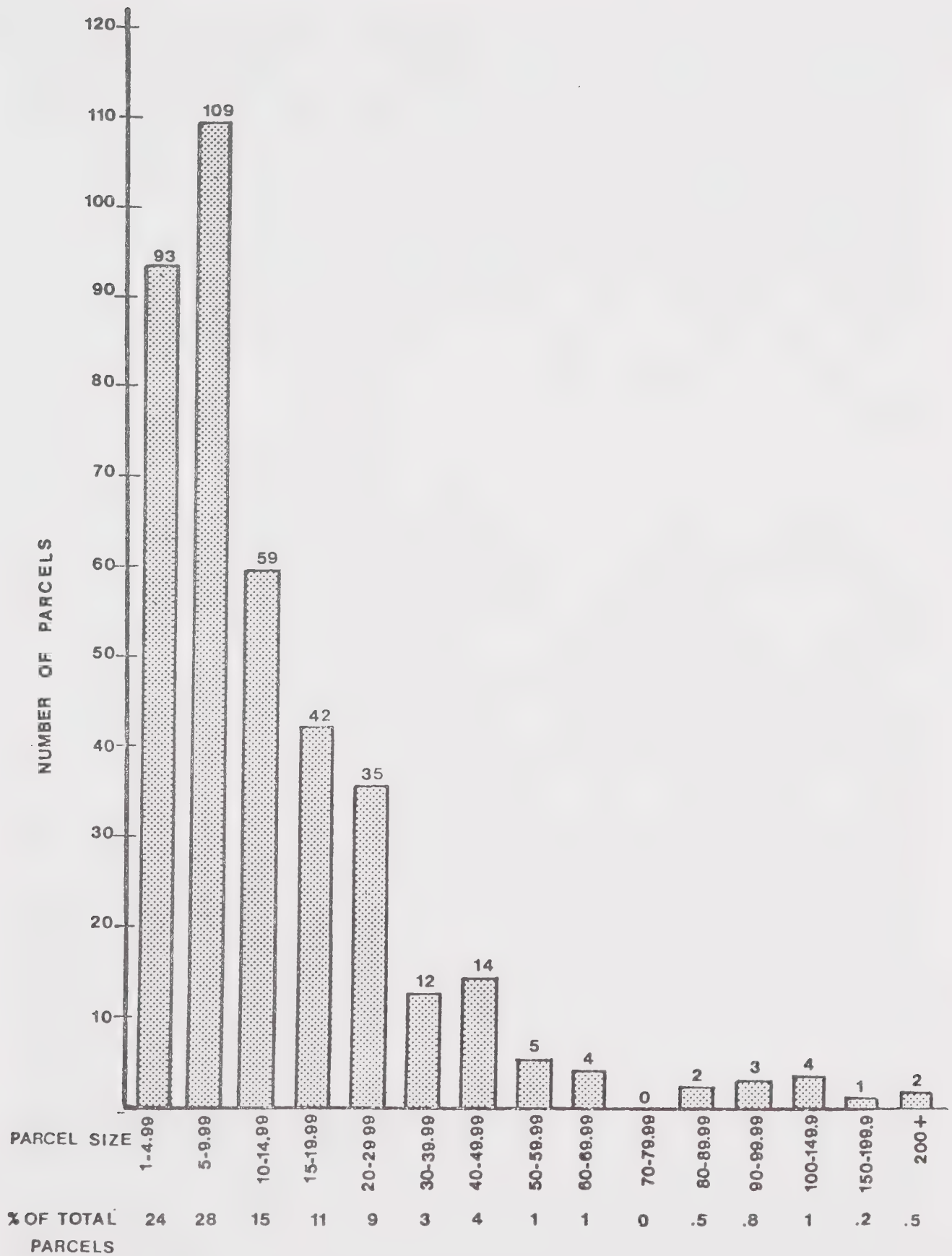


FIGURE 4-3
 PARCEL SIZE DISTRIBUTION - CARPINTERIA VALLEY
 (Excluding Carpinteria Marsh and the Rural Neighborhoods)

A ten-acre minimum is proposed for agriculturally designated lands across the Valley floor and into the foothills on slopes of less than 30 percent for the reasons previously explained. For agricultural parcels on slopes in excess of 30 percent, the minimum parcel size is increased to 40 acres to provide for the larger scale of production required to compensate for lower yields on steep hillsides and to reduce the level of grading for service roads and irrigation systems that leads to erosion. One area in the north-east portion of the Valley, which lies within the National Forest jurisdiction and has slopes in excess of 40 percent, has been designated as a Mountainous Area with a 100-acre minimum parcel size. Agricultural development which requires removal of native vegetation is not permitted within designated mountainous areas. Under the range of minimum parcel sizes proposed in the land use plan, approximately 56 percent of the parcels in the rural area would be non-conforming as to parcel size as would approximately 21 percent of the rural acreage.

Greenhouse Development

The growth of the greenhouse industry over the last decade and pressures for continued expansion have raised several important issues for coastal planning and protection of coastal resources. Depending on the amount and type of coverage required, the cumulative impacts of greenhouses on the long-term productivity of soils, groundwater recharge, and on the ability of downstream watercourses to carry increased runoff can be significant. A large part of the greenhouse development in the Carpinteria Valley is located within the watershed of Carpinteria Marsh. Because irrigation runoff is directed to natural drainage channels, i.e., Santa Monica and Franklin Creeks, cumulative impacts on the water quality of the marsh need to be monitored and preventive actions taken as necessary. These impacts are explored in greater detail in Section 3.8. Policies 8-5 to 8-8 have been developed to address these impacts and will apply to all new greenhouse projects in the County's coastal zone.

The largest constraint to new greenhouse development in the Valley will be the Valley's limited water supply. On the average, water required for greenhouse production is an estimated 4 acre feet per year per acre (AFY/AC), compared to an estimated 1 AFY/AC for orchards, the Valley's dominant crop. Consequently, conversions from open field agriculture to greenhouse crops will result in a net increase in water use. According to estimates of the Valley's water supply and demand balance, a surplus of approximately 330 AFY currently exists, and this surplus must be shared by agricultural and urban users (see Availability of Resources section below). Under the proposed water management plan for the Valley, 220 AFY would be allocated for agricultural use (refer to Section 3.2). This water allocation should be distributed in proportion to current use, i.e., for orchards, greenhouses, and nurseries, to provide for an equitable distribution among agricultural users. Thus, greenhouses would be entitled to approximately 44 percent of the available water, which would allow for approximately 24 additional acres of greenhouse production, a 10 percent increase over existing square footage.

Coastal Access and Recreation

In the unincorporated portion of the Carpinteria Valley, existing opportunities for beach access and recreation are limited to the County Park

at Rincon Point. Most of the demand for coastal recreation in the Valley is satisfied by the City of Carpinteria and primarily the State Beach Park. There are a few sites along Padaro Lane and Santa Claus Lane where the public has gained access to the ocean by trespassing across private land. The Coastal Commission required the offer of a vertical easement for two of these sites along Padaro Lane and Beach Club Drive (APN 5-400-35 and APN 5-390-23); public access at both sites would require follow-through by the County. Because of the limitations due to lack of parking and the need to protect the slough, most of the demand for beach access and recreation will need to be satisfied by the City and State beaches. Proposals for provision of new opportunities for limited beach access are contained in Policy 7-9.

Habitat Areas

El Estero, or Carpinteria Marsh, is located immediately west of the City of Carpinteria. El Estero, 230 acres in size, is the largest wetland under County jurisdiction. Approximately 120 acres of the marsh are part of the University of California's Natural Land and Water Reserve System, and the remainder is privately owned, with 35 acres in an Open Space Preserve.

On the land use plan map, the marsh is designated as "Open Lands" with a "Habitat Area" overlay which is adequate to protect it from the direct threat of development. However, indirect impacts such as sedimentation or toxic runoff from surrounding land uses can threaten its biological productivity. The principal land uses in the watershed of Carpinteria Marsh include urban development within the City and agriculture, principally greenhouses and orchards, in the rural area. Runoff from excess irrigation and impervious surfaces related to these land uses is now directed to the area's natural drainage channels, Franklin and Santa Monica Creeks, which flow directly through the marsh. Both of these creeks have been channelized for flood control purposes, with a design capacity based on existing land uses. The cumulative impact of increased runoff and sedimentation resulting from additional greenhouses, new orchard development in the foothills, or urban expansion on the water quality of the marsh and adequacy of flood control projects needs to be monitored.

General policies for the protection of wetlands are included in Section 3.9. Also, Policies 3-13 through 3-22 in Section 3.3 address development in watershed areas and thus would affect lands surrounding the Carpinteria Marsh. Section 3.9 also contains a specific recommendation regarding the development of a comprehensive, long-range management program to ensure continued productivity of the marsh.

Hazards

Carpinteria Valley has a high seismic hazard rating. The Carpinteria and Red Mountain Faults parallel the Carpinteria bluffs from Carpinteria State Beach Park to the Rincon Point area. Another fault, the Rincon Fault, parallels the coastline further inland. Large parts of the Valley are also subject to high groundwater and liquefaction. High groundwater can be detrimental to agriculture, particularly tree crops that require a greater rooting depth than annual crops. Liquefaction hazards present problems for intense building development. Other hazards include slope instability, which is limited to a small area in Toro Canyon, and tsunami runup, which could

inundate much of the City proper, the slough, and some agricultural areas. The County already has mechanisms for addressing these issues in its grading and subdivision ordinances and building code. Additional policies governing development in hazardous areas are included in Section 3.3.

Shoreline bluffs and cliffs are subject to undercutting and active slides. Considerable damage, evident throughout the area, resulted from the winter storms of 1978. Beach erosion has been mitigated in some of these areas. In the area south of Santa Claus Lane, heavy rock has been piled up against the top of the beach. The houses south of Sand Point Road are protected by a 3,300-foot long double sea wall system maintained by a special district, the Sandyland Sea Wall Association. In 1978, the County Public Works Department administered \$15,000 worth of repairs due to damage caused by the previous winter storms. The sea wall system has proven effective in preventing damage to the structures in the area. Future development, however, will require ample setbacks to avoid the need for new bluff protective devices. (Refer to Policies 3-4 through 3-7 in Section 3.3.)

Flooding had been a major hazard throughout much of Carpinteria prior to recent channelization of Santa Monica and Franklin Creeks. Creek channelizations have removed substantial areas within the City from the 100-year flood zone. Debris barriers and grade stabilizers have been installed in the canyon areas to reduce transfer of flood debris and sediment to the Valley floor. Additional channelization is planned along Casitas Pass Road which should remove much of the remaining flood hazard. Areas subject to flooding will then be limited to areas along Carpinteria Creek and Arroyo Paredon, the slough, and small agricultural areas outside the City. There are no plans at present for channelizing Carpinteria Creek, as it poses only limited hazards to development. Setback standards need to be developed, however, to guide future development occurring adjacent to the stream.

In addition to property damage from water and sediment, flood conditions have impaired the functioning of the slough as an important ecological system by depositing massive amounts of sediment as water passes through. Dredging of the slough is planned as part of the second phase of work under the Carpinteria Valley Watershed Project. In addition, two silt basins will be constructed at the points where Franklin and Santa Monica Creeks enter the slough. Regulation of development in the watershed of the slough is needed to avoid impacts from erosion and siltation.

The land use plan responds to these issues in several ways. Areas within the 100-year flood plain are designated on the land use plan maps with the Flood Hazard Overlay. New development in these areas is subject to special policies which are included in Section 3.3. Policies 3-13 through 3-22 are intended to minimize erosion and siltation impacts from new development occurring on watershed lands.

Housing

Residential development in the Carpinteria Valley is largely contained within several rural residential enclaves, namely, Shepard's Mesa, Serena Park, La Mirada, Ocean Oaks, and the shoreline neighborhoods of Padaro Lane, Sandyland Cove, and Rincon Point. A large condominium complex at the Santa

Barbara Polo Grounds provides the only multiple-unit housing opportunities in the Valley. The remaining housing is accessory to agricultural operations.

On the land use plan map, the boundaries of the residential neighborhoods listed above have been delineated, acknowledging the existing residential use and defining limits for expansion. Low residential densities of one and three acres are designated within these neighborhoods, consistent with the goal of minimizing urban pressures on agricultural lands. New housing in the Valley should be incidental to agricultural operations, except for infilling within the existing neighborhoods.

Commercial Development

At present, commercial development outside of the City of Carpinteria is limited to Santa Claus Lane, which includes both highway strip and highway-related commercial activities. This development is out of character with a coastal setting; another architectural theme would be more appropriate. A camper park adjacent to the City's western boundary on North Via Real provides limited accommodations for visitors.

In most areas, expansion of commercial uses in the rural areas of the Valley would be inconsistent with Coastal Act policies regarding concentration of development and minimizing vehicle miles travelled. One exception is the bluffs area between the City's present easterly boundary and the County Park at Rincon. This area is proposed for inclusion within the urban boundary in order that it may be planned comprehensively with other undeveloped portions of Carpinteria bluffs; it is designated for Resort/Visitor-Serving use on the land use plan maps. A detailed discussion of the rationale for this land use and conditions for development are located in Section 4.2.3.

Visual Resources

The visual resources of the Valley include several fleeting views of the ocean from Highway 101 near Rincon Point; views of the ocean, islands, and foothills from Rincon Beach Park; and a fleeting view of the ocean from U. S. 101 near Santa Claus Lane. In addition, there are scenic views of the ocean, the Channel Islands, and the mountains from the Carpinteria bluffs.

The general visual quality of Carpinteria Valley is somewhat marred by the presence of billboards along the freeway within the City of Carpinteria. The commercial strip development known as Santa Claus Lane obscures views to the ocean and is out of character with the surrounding natural and residential environment.

As greenhouse development has proliferated, a conflict has emerged between Valley residents who live on the hillsides and growers who expand their greenhouse operations below. Some Valley residents object to the visual characteristics of the structures and the glare from their translucent rooftops, as seen from the hillsides. While this hillside visual impact is largely unresolvable, the County has developed landscaping, lighting, parking, and setback requirements for all new greenhouse development in order to minimize the visual impacts of these structures as seen from U. S. 101 and along Valley roads.

General policies addressing protection of visual resources are included in Section 3.4. Policies which concern the visual impacts of greenhouse development are found in Section 3.8. New development south of Highway 101 in the vicinity of Santa Claus Lane is subject to the View Corridor Overlay designation (refer to Section 3.4).

Service System Capacities and Availability of Resources

Water

The boundaries of the Carpinteria County Water District encompass almost all of the Carpinteria Valley planning area including the City of Carpinteria; one area east of Toro Canyon Road and extending into a portion of Serena Park is located within the Montecito County Water District. With the exception of several foothill areas in the northern part of the Valley, the entire District is located within the coastal zone. The District derives its water supply from the Carpinteria Groundwater Basin and surface deliveries from Lake Cachuma. The groundwater basin extends beyond the District's boundaries in only two areas: to the west where the Toro Canyon Subunit is within the Montecito County Water District and to the east where a small portion of the basin is in Ventura County.

The safe yield of the groundwater basin is estimated to be 4,500 AFY and the District's annual future entitlement to Cachuma water is 3,041 AFY. According to current water use estimates, the District has an existing uncommitted surplus of approximately 330 AFY (Table 4-1). Thus, water use within the District is nearly equal to the existing supply.

Buildout under existing zoning and the land use plan would both require more water than the District can now supply. Under existing zoning, an estimated 2,686 additional units could theoretically be constructed in the City at some point in the future; approximately 500 units could also be added by conversion of existing units to the higher densities permitted under zoning. Under the proposed land use plan, the number of additional housing units that would be possible is reduced to 1,287, largely the result of the proposed change in the maximum number of housing units permitted on Carpinteria bluffs. In the unincorporated area of the Carpinteria Valley, an estimated 700 additional housing units are permitted under the land use plan compared to the 1,700 units allowed under current zoning. (See Appendix E.)

An estimated 3,500 AFY of additional water would be required to accommodate theoretical buildout under the land use plans proposed for the County and the City. This potential demand for water far exceeds the District's current supply. Consequently, a water management plan is needed to ensure that priority uses under the Coastal Act, as well as local priorities, are not precluded (Policy 2-8, Section 3-2).

A water management plan for the Carpinteria Valley must reflect the past efforts of the County, City, and Coastal Commission to resolve the water management issues of the Carpinteria area. These efforts culminated in a public workshop in the fall of 1978. The purpose of this workshop was to review existing water supply and demand data in order to reach a consensus on the uncommitted water surplus in the Carpinteria Water District. Also,

TABLE 4-1

CARPINTERIA COUNTY WATER DISTRICT
ESTIMATED WATER SUPPLY/DEMAND BALANCE
1978-79 WATER YEAR

<u>Supply</u>	<u>Water Use</u> <u>Acre Feet/Year (AFY)</u>
Groundwater Safe Yield ⁽¹⁾	4,500
Cachuma Planning Total	3,040
	<u>7,540</u>
<u>Water Use</u>	
Private Wells ⁽²⁾	1,840
Estimated Municipal and Industrial ⁽³⁾	2,050
Estimated Agriculture ⁽⁴⁾	3,100
	<u>6,990</u>
<u>Balance</u>	550
<u>City of Carpinteria:</u> ⁽⁵⁾	
Projects Completed or Under Construction	-122.01
Projects Approved by City and Coastal Commission	-40.86
Projects Approved by City as of 3/2/79	-9.72
	<u>-172.59</u>
<u>County of Santa Barbara:</u>	
Projects Approved by County and Coastal Commission	-44.52
Uncommitted Surplus	332.89

(1) Geotechnical Consultants, Inc., Hydrologic Investigation of the
Carpinteria Groundwater Basin, June 1976.

(2) Geotechnical Consultants, Inc., "Hydrologic Assessment, Carpinteria
Groundwater Basin" (letter to the Carpinteria County Water District),
March 3, 1978, p. 3.

(3) This is the highest historical M & I water use in the District.
Source: Carpinteria County Water District.

(4) Geotechnical Consultants, Inc., "Carpinteria Basin Water Use and
Availability Data," (letter to Carpinteria County Water District),
November 9, 1978, p. 3.

(5) Based on the City's Status of Active Projects Report, March 2, 1979.

public testimony was received concerning the need to satisfy local as well as Coastal Act priorities in a water management plan. Information gathered at this meeting formed the basis for the State Coastal Commission's precedential action on November 14-15, in which the Commission found that:

1. The City of Carpinteria, through its recent conservation efforts, has reduced water consumption for Municipal and Industrial (M&I) uses, thus increasing the total uncommitted surplus in the District to 330 AFY (Table 4-1).
2. The entire water surplus, not including water conserved by the City, should be reserved for priority uses under the Coastal Act, predominantly agriculture.
3. Forty (40) AFY of water would be allocated to the City for M&I uses during the 1978-79 water year. Following commitment of this allocation, new development in the City would be contingent upon proof of new surplus water derived from continued conservation efforts.
4. In order to carry out Coastal Act policies on concentration of urban development, residential development in the rural neighborhoods of the Carpinteria Valley should be permitted in proportion to development in the City on a ratio of 10 to 1. Since 40 AFY of water was allocated to the City for the 1978-79 water year, 4 AFY would be allocated to the County for residential use.

In other precedential decisions, the Commission has denied permits for two back-up water wells on agricultural parcels and for a water well intended to serve orchard expansion into the foothills. The Commission has also denied greenhouse development partially on the basis of increased water use per acre and possible depletion or contamination of groundwater resources. Thus, although the Commission has found that the entire water surplus should be reserved for agriculture, it has denied greenhouses in certain groundwater recharge areas of the Valley as well as orchard expansion into the foothills. Since these are the most likely forms of new agricultural development in the Valley that would require increased water for the foreseeable future, the water being reserved for agriculture has limited application at this time. Therefore, the entire water surplus of 330 AFY should not be reserved for agriculture, but should be distributed between the City and the County on the basis of historical water use for priority uses under the Coastal Act as well as local priorities. In addition, agricultural water use should be allocated for open field crops (avocados, lemons, vegetables, field flowers, etc.) and greenhouse production according to established water use levels. Based on existing crop acreage and average water use per acre, an estimated 56 percent of the water allocated for agriculture would be used for open field crops and 44 percent for greenhouses or cover crop production.

Wastewater Treatment Capacity

The current capacity of the Carpinteria Sanitary District's wastewater treatment facility is two million gallons per day. With an average dry weather peak flow of 1.6 million gallons per day, the facility is at 80 percent of capacity and is able to provide service for approximately 3,600 additional people (Appendix D). This is far more than the number of people that could be served by the existing water supply.

The entire urbanized area is presently served by the District. In the rural area, a portion of Padaro Lane was recently annexed to the District and plans are also underway to annex Serena Park. The remaining unincorporated area relies on septic tanks, although soil and drainage in many parts of the Valley have caused problems for septic systems. For this reason, some of the other residential neighborhoods in the rural area have considered annexation to the District, but the high cost of extending lines into the rural area has historically precluded such action. Because of potential adverse impacts from existing septic systems in the Sandyland Cove area on adjacent Carpinteria Marsh, this neighborhood may need to be annexed to the District at some point in the future. The extension of sewer lines into rural areas is addressed in Section 3.2, Policy 2-9.

4.2.3 CARPINTERIA BLUFFS

The area known as Carpinteria bluffs extends eastward from the Chevron oil processing facility within the City of Carpinteria into the unincorporated area north of the County's Rincon Park. There are two major blocks of undeveloped lands within this area: the 72 acres owned by Chevron and Exxon within the City to the west, and another 24 acres owned by Hancock and Ferry (APN 1-210-13, 16, 23, 24) in the unincorporated area at the eastern extent of the bluffs. Although located at opposite ends of the bluffs and separated by an area that is partially developed with industrial park uses, these two subareas offer opportunities for coastal-related recreation and need to be planned comprehensively to ensure that individual land uses complement each other. Just inside the City's eastern boundary lies an undeveloped parcel (APN 1-210-20) which is contiguous with the Hancock property. It, too, should be planned with the adjacent unincorporated parcels.

The coastal resources of the eastern subarea of the Carpinteria bluffs include scenic views from the blufftops to the ocean and Channel Islands as well as views of the foothills and Santa Ynez Mountains across the Valley floor, proximity to the dry, sandy beach at Rincon County Park, and opportunities afforded for coastal-related visitor-serving uses because of the area's easy access to U. S. 101.

Constraints to development in the area include unstable soils, bluff erosion, and the presence of the Red Mountain earthquake fault. The bluffs are tiered in this area, with the railroad running along the first tier above the beach; rock revetments have been required to reinforce the bluff in several areas. Soil slippage and erosion are also evident as a result of winter storms.

This segment of the bluffs is particularly suited for visitor-serving uses because of the area's access to Highway 101, ocean views, and proximity to Rincon County Park. Therefore, the land use plan calls for a visitor-serving type of development which could include a hotel, motel, or lodge with restaurant, along with tourist commercial activities (i.e., retail shops) and other recreational amenities (i.e., swimming pool, tennis courts, etc.). The development should be of moderate scale in the range of 100 to 200 units and a maximum of two stories in height. In recent years, concern has been expressed that overdevelopment of visitor-serving facilities could occur on Carpinteria bluffs to the detriment of local commercial activity

and community needs. The level of tourist activity that the area can support, in addition to Carpinteria State Beach Park and the limited visitor-serving facilities that exist within the City, has not been determined. While the bluffs are suited for some additional visitor-serving uses, proliferation of such uses should be prevented. Allowing for one centralized resort development on this 24-acre site would accomplish this objective.

Therefore, a specific plan shall be prepared for the unincorporated portions of the Carpinteria bluffs (APN 1-210-13, 16, 23, 24) and contiguous City parcel (APN 1-210-20). Such plan shall be subject to environmental review and approval by the Planning Commissions of the County and City of Carpinteria. All future development shall be in conformity to the approved specific plan.

The specific plan shall conform to the following criteria:

1. Dedication of the following lands for public use shall be required:
 - (a) a corridor, minimum 20 feet in width, north of the Southern Pacific Railroad right-of-way, for a hiking/biking trail. To minimize alterations to natural topography and vegetation and to take advantage of scenic vista points, the exact location and width of the trail shall be determined by the County and City. The costs of improving the trail shall be borne by the applicant(s), not the County or City.
 - (b) a minimum of one public access corridor connecting Carpinteria Avenue with the proposed trail.
 - (c) all lands south of the Southern Pacific Railroad and north of the mean high tide line which are not currently in public ownership.
2. Permitted uses shall include a hotel, motel, or lodge with restaurant(s), tourist commercial activities, and other visitor-serving amenities. A maximum of 200 overnight lodging units shall be permitted.
3. A visitor-serving development which does not at least in part require a coastal location in order to operate shall not be permitted.
4. A safe, public access to the dry, sandy beach from the proposed development shall be provided, e.g., a trail to the beach with a railroad overcrossing for pedestrians would be one alternative.
5. To the maximum extent possible, drought-resistant vegetation shall be used for landscaping.

4.2.4 SUMMARY OF THE LAND USE PLAN MAP

The most extensive changes proposed in the coastal plan for Carpinteria Valley concern the land use designations for agricultural lands. In order

to conform with Coastal Act policies which require the maximum protection of existing prime agricultural lands, the land use plan proposes three agricultural designations for the Valley instead of the existing A-1-X five-acre minimum agricultural zone, which is the current blanket zone. The three designations consist of a 5-acre minimum (A-I-5) for a non-recharge, high water table area on the west; a 10-acre minimum (A-I-10) for all agricultural lands of up to 30 percent slopes; and a 40-acre minimum (A-I-40) for all agricultural lands with slopes greater than 30 percent. Figure 4-4 illustrates the proposed land use map designations for the Carpinteria Valley planning area.

Under the land use plan the A-I-10 designation would replace the existing A-1-X zone throughout much of the western part of the Valley between Toro Canyon and Santa Monica Roads. A large parcel north of Arroyo Paredon Creek abutting the La Mirada neighborhood on the east and currently zoned 1-E-1 (one-acre residential lots) would be changed to agriculture under the A-I-10 classification, consistent with the criteria established for designating agricultural lands (Policy 8-1). In general, the A-I-10 designation is considered appropriate for this area because prevailing parcel sizes generally exceed ten acres and because the area is not subject to high water table problems. North of the Santa Barbara Polo Field and in a line extending eastward, many parcels are designated for 40-acre minimums because of the presence of slopes in excess of 30 percent.

From Arroyo Paredon Creek east to Santa Monica Road and south of Foothill Road, much of the area has been designated for A-I-5, requiring five-acre minimum agricultural parcels. Here, the A-I-5 designation is appropriate because a high water table limits agriculture to shallow rooted crops or greenhouse cultivation and because many smaller parcels of ten acres or less already exist.

The agricultural lands east of the urban limit line comprising much of the Valley floor and some of the hillside areas north of Casitas Pass Road would be changed from A-1-X to A-I-10. Prevailing parcel sizes throughout this area are generally ten acres or more. Much of the area is important for groundwater recharge and the deep alluvial soils, especially in the vicinity of Carpinteria Creek, support highly productive avocado orchards.

The hillsides north of Foothill and Casitas Pass Roads where slopes exceed 30 percent are proposed for the A-I-40 classification requiring minimum parcel sizes of 40 acres. The existing A-1-X zone is unsuitable because it could lead to a proliferation of rural ranchette uses which would be incompatible with the agricultural policies of the Coastal Act. One area within the National Forest jurisdiction is designated as a Mountainous Area with a 100-acre minimum because of slopes exceeding 40 percent.

A number of changes are also proposed in certain residential zones in the Valley. The western tip of Padaro Lane, now zoned for 20-R-1 and 1-E-1, respectively, would be changed to three-acre minimum lots. These lot sizes are more consistent with existing residential patterns and are more compatible with the scenic qualities of the area.

North of U. S. 101 and Bailard Avenue a residential wedge currently zoned DR-2 (permitting half-acre minimum lots) would be changed in the land

use plan to three-acre minimum lots. This residential area abuts the agricultural heart of the Valley and should be treated more as a transitional zone between urban and agricultural land uses.

North of Rincon Point a rural neighborhood with one-acre and three-acre minimum lots is proposed instead of a mix of one acre (1-E-1) and one-half acre (20-R-1) residential zones. This area is decidedly rural in terms of use and character, and the existing zoning is incompatible with these uses. Within this neighborhood, residential parcels now zoned 6-R-1 would be changed to one- and three-acre lots to be more consistent with existing land uses. The 6-R-1 designation just north and west of the Rincon neighborhood would be changed to recreation and open space to be consistent with its park usage.

In all, the land use plan for Carpinteria Valley would reduce the number of potential additional units in the Valley from the 1,700 permitted under existing zoning to 700 (refer to Appendix E). The number of additional units allowed on agriculturally designated lands would decrease from 760 units to 300. Also, through the process of adjusting the boundaries of outlying neighborhoods, the potential number of additional residential units in the one unit per acre category has been reduced significantly from 224 units to 64 units.

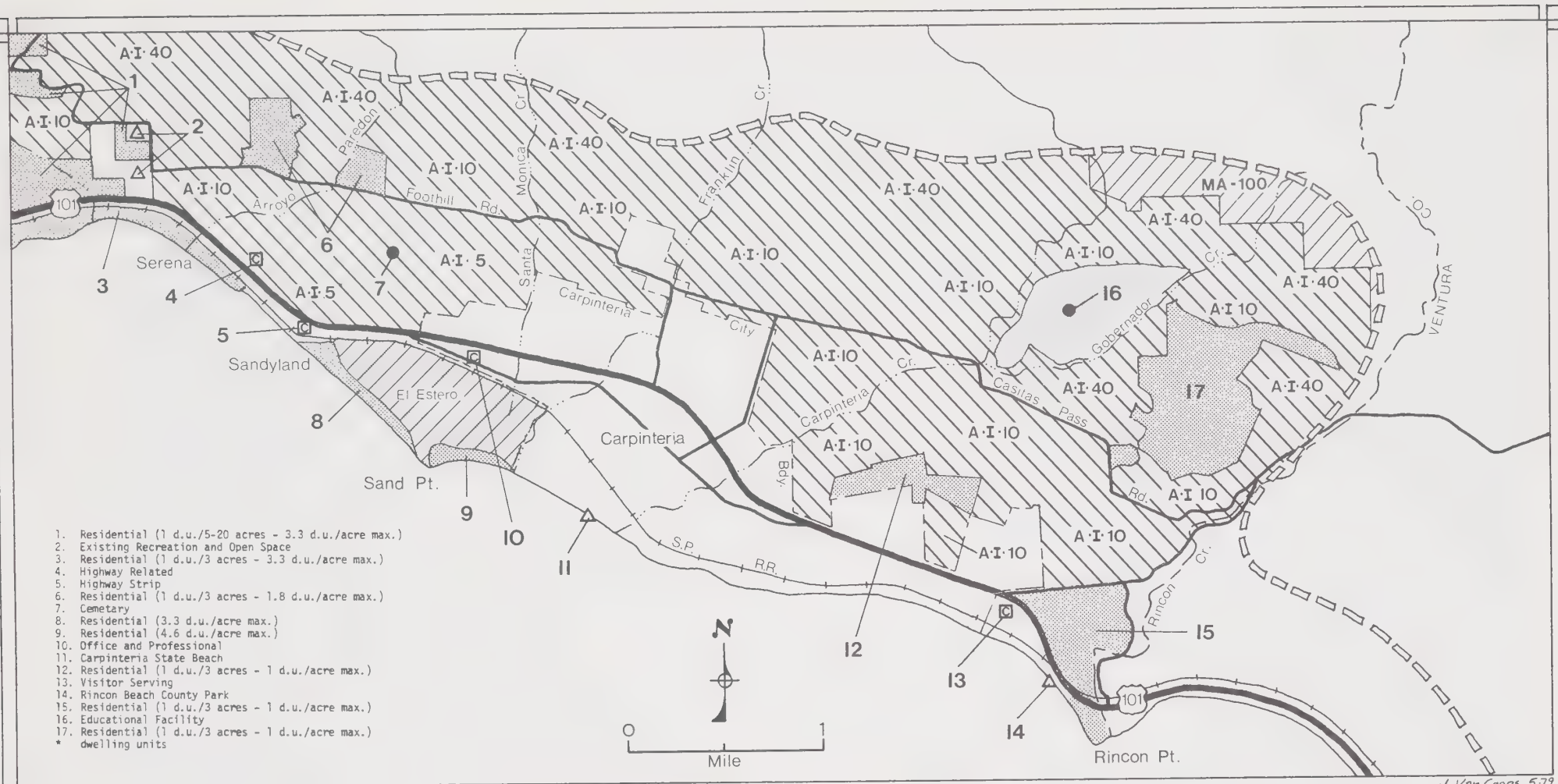


FIGURE 4-4

Generalized Land Use Plan
Carpinteria Valley Planning Area
 County of Santa Barbara
 Local Coastal Program

COASTAL ZONE BOUNDARY

Land Use Designations—see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- ◻ COMMERCIAL
- RESIDENTIAL
(see map list for densities)

OPEN LAND USES

- AGRICULTURE I (5-40 acre min.)
- MOUNTAINOUS AREA (100 acre min.)
- OTHER OPEN LAND
- △ RECREATION (existing parks and open space)



4.3 SUMMERLAND

4.3.1 CHARACTER OF THE PLANNING AREA

Summerland is a small, hillside beach community. Much of the town is perched on a steep, south-facing slope which gives residents a commanding view of the Pacific Ocean and the Channel Islands. The character of the community is compact and informal. Lots are very small, streets narrow, and architectural styles diverse. Homes in Summerland are a mix of single family and multiple, some well-preserved and others badly run-down. The commercial district is small and quiet, consisting of several gas stations, "mom and pop" markets, a boutique, a post office, etc. Along Summerland's main street, Lillie Avenue, commercial and residential uses merge into one another, adding to the informal quality of the community.

Summerland is physically isolated from its waterfront by U.S. 101, except for an underpass which provides pedestrian and vehicular access to the beach through a small County park. The shoreline area, like the community, is informally arranged. It is a narrow band of park land, parking lots, abandoned warehouses, a smattering of residences, tightly backed by the Southern Pacific main line and U.S. 101.

North of Summerland's developed area are hillsides predominantly covered by native vegetation or planted to avocados and lemons. To the east are several large lemon orchards and oak woodlands which abut Toro Canyon Creek. Several residential enclaves also align Toro Canyon road in the rural area.

4.3.2 PLANNING ISSUES

Urban/Rural Boundary

Development in Summerland is now concentrated between Sears Street on the west, Whitney Avenue to the north, Greenwell Avenue to the east, and the Pacific Ocean to the south. Close to 400 housing units are now contained in this area and there is sufficient open land to accommodate additional units if supplemental water becomes available. The degree of infilling that will ultimately be possible within the existing urban area will be conditioned by prevailing geologic constraints, narrow streets, lack of parking, and the prevalence of unusually small lots (2,500 sq. ft. or less). Beyond the present urban boundaries, the character of the area is decidedly rural with over half of the acreage in agricultural use. The agricultural potential of the remaining acreage is severely limited by poor soils and steep slopes. Development of these lands at densities permitted under current zoning would be inconsistent with the rural character of the area and contrary to the Coastal Act goals of concentrating urban development and preserving agriculture.

Given Summerland's resource and geologic constraints and the need to minimize urban pressures on surrounding agricultural lands, delineation of an urban/rural boundary is necessary. The proposed urban/rural boundary shown on the land use plan map largely conforms to the existing urbanized

area, delineated by Sears Street on the west, Whitney Avenue to the north, Greenwell to the east, and the Pacific Ocean on the south. On the west, an agricultural parcel and adjacent one-acre residential neighborhood have been excluded from the urban area. To the north of the existing single family homes along Whitney Avenue, steep slopes and unstable soils render the area unsuitable for dense urban development; thus, this area has been designated for Residential Ranchettes (minimum five-acre parcels). Parcels to the east of Greenwell Avenue have also been designated for rural uses. Development of these parcels at urban densities would require expansion of Summerland's wastewater treatment facility which is currently near capacity and extension of sewer lines beyond Greenwell. Although the agricultural potential of the parcels east of Greenwell and fronting Via Real on either side of the Edison substation is limited because of non-prime soils (Class III and IV) and on-shore wind conditions, surrounding parcels are successfully planted to avocados or lemons. An extension of urban uses onto these frontage parcels would create pressures on the agricultural lands to the north and east. These frontage parcels would, however, be a logical extension of the urban boundary line in the future after buildout of the existing urban area has been achieved, a permanent augmentation to the water supply has been realized, and an overriding need to extend urban development onto rural lands in the area has been established, e.g., for housing, commercial, or other uses consistent with the land use plan. See Policy 8-3 for other criteria which would have to be met in order to approve an extension of the urban/rural boundary.

Agriculture

Although soils in the rural area are non-prime (Class III and IV) and the terrain is generally steep (slopes from 15 percent to 75 percent), an estimated 480 acres, or 58 percent of the rural lands, are currently in agricultural use. Given soil, slope, and erosion constraints, existing agriculture for the most part represents the agricultural potential of the area. Avocado and lemon orchards are the dominant agricultural land use, while a trend toward stabling of horses has been established in the heavily wooded areas along Toro Canyon Creek. Steep slopes and wind conditions are a deterrent to major greenhouse development in the area. At present, the remaining rural lands are in open space or partially developed neighborhoods.

A wide range of parcel sizes exists in the rural area; 50 percent of the parcels are ten acres or larger, accounting for 86 percent of the total rural acreage. Most of the agricultural parcels north of the town of Summerland are in holdings that exceed ten acres; smaller parcels are concentrated along Toro Canyon Road.

In recognition of the area's natural geologic limitations, resource constraints, and existing agriculture, land use designations for lower density residential ranchettes and larger minimum parcel sizes for agriculture are needed in the rural area.

The agricultural land use designations shown on the land use plan map are based on criteria contained in Policy 8-1 (Section 3.8). Policies 8-2 to 8-8 also apply to these agriculturally designated lands. In the Summerland planning area, a 10-acre minimum parcel size for agriculture is established, consistent with agricultural minimums established for the Carpinteria Valley. As stated above, 50 percent of the parcels (86% of the acreage) in the rural area would be conforming as to size under the 10-acre minimum. To reduce urban pressures on agricultural lands in the area, an urban/rural boundary is delineated on the land use plan map as described in the previous section.

Coastal Access and Recreation

The recreational carrying capacity of Summerland's beaches is limited. Lack of parking and beach access points, and the narrowness of the coastal belt between the railroad and the bluffs, pose constraints on beach use beyond its present level during the peak summer months. Lookout Park is currently the only publicly-owned recreation area. It has recently been expanded to 3.4 acres in size and will have a parking capacity of 74 spaces. The park is used to capacity during warm weather. Potential additional vertical accessways are available via the County right-of-ways along Morris Place and Carey Place.

The beach area between the Summerland Sanitary District and Loon Point has been commonly used by the public for many years. Access is gained from Wallace Avenue and from a footpath at the western end of Padaro Lane. This informal access has contributed to problems of bluff erosion and litter due to lack of maintenance and facilities. Action by the County is needed to solve these problems.

General policies related to access and recreation are included in Section 3.7 along with specific recommendations for the Summerland area. Existing and proposed accessways and recreation areas are shown on the land use plan maps.

Habitat Areas

Habitat areas in the Summerland planning area include Toro Canyon Creek, which is bordered by dense stands of coast live oak, and the extensive kelp beds one-half mile offshore. The land use plan map reserves areas bordering Toro Canyon Creek for agriculture and low density residential land uses. These uses are consistent with the goal of habitat protection. Policies related to the protection of oak trees, streams, and kelp beds are contained in Section 3.9.

Hazards

Surrounding Summerland are steep, undeveloped hillsides; soil stability in many of these areas poses moderate to severe problems. Landslide potential is of high severity for most of Summerland proper, as well as for the hills to the north. The heavy winter rains of 1978 caused

serious erosion and landslide problems throughout the area. Subsidence to the Southern Pacific Railroad railbed west of Padaro Lane is a further indication of the instabilities that exist. In addition to geologic hazards, the narrow band of oak groves along Toro Canyon Creek presents a high fire hazard during the dry season. These hazards pose severe limitations to new development throughout the Summerland area; therefore, the pattern of new development should reflect these constraints.

The land use plan map for the Summerland area shows continuation of the pattern of fairly dense residential and commercial development for the existing community of Summerland. Some vacant parcels are subject to slope and soil stability constraints and may never be developed. All new development is subject to the hazards policies in Section 3.3. The land use plan maps show the existing rural areas surrounding the community of Summerland in a combination of Agriculture and low density Residential Ranchette uses. Such uses are consistent with the identified constraints.

Housing

The community of Summerland currently provides substantial housing opportunities for persons of low and moderate incomes. In 1974, the annual median income was \$8,250, 62 percent of the median income for Santa Barbara County residents. According to Federal guidelines, Summerland would be considered a low-income area. An estimated 42 percent of the residents who rented single family residences in the Summerland/Carpinteria Valley unincorporated area in 1974 paid more than 25 percent of their gross income for housing, as did 44 percent of the renters in two-to-four unit dwellings. Thus, overpayment for housing was a problem for a large number of residents. Also, almost half of the community's single family housing stock has been identified as being in need of major repair. These housing conditions and median income statistics have prompted the County to target the town of Summerland for a housing rehabilitation program that would become effective in 1979, financed by Community Development Block Grant funds.

In order to protect existing low and moderate income housing opportunities in the Summerland planning area and to provide for new opportunities, where feasible, residential development will be subject to the general housing policies contained in Section 3.5. A specific housing rehabilitation program for Summerland is called for in Policy 5-2. In addition, multiple residential densities which encourage the provision of new low and moderate income housing are designated on the land use plan maps. Under the land use plan, approximately 100 units of potential new housing units in Summerland would be in multiple-unit developments. An additional 82 multiple units could be provided by converting existing units to a higher density permitted under the plan.

Commercial Development

Commercial development is limited to the main street, Lillie Avenue, and primarily serves the town's shopping and service needs. Given the physical separation of the commercial area from the waterfront and the congestion in both areas, large scale visitor-serving commercial uses cannot easily be accommodated.

Most of the parcels along Summerland's main street, Lillie Avenue, are designated for a combination of Retail and Highway Commercial uses on the land use plan map. These designations are adequate to allow for development to serve visitors to the area.

Visual Resources

The visual resources of the area are the Pacific Ocean, beach area and bluffs, views to the Channel Islands, and the rural lands north of Highway 101. These visual resources which establish Summerland's spatial identity and provide a scenic corridor for travelers along U.S. 101 need to be protected.

Though physically separated from its waterfront area by U.S. 101, Summerland residents have a strong visual tie to the coastline below. This visual relationship is somewhat marred by the abandoned industrial structures that are scattered along the bluffs, and by the tangle of cars parked around Lookout Park and along the bluff area in the summertime. The Southern Pacific Railroad's massive rock revetment intrudes on views from the beach and also hampers lateral access along the beach during high tides. Landscaping and other design measures should be undertaken to upgrade the area's scenic resources.

The County Park Department is currently expanding the parking facilities at Lookout Park and will be removing some of the existing industrial structures. These efforts should help to alleviate some of the existing problems in this area. A recommendation for landscaping along Wallace Avenue is included in Policy 7-10. Other visual resources issues are addressed through policies contained in Section 3.4. Also, new development in the coastal area south of U.S. 101 between Fernald Point and Loon Point is subject to the policies associated with the View Corridor Overlay designation (Section 3.4).

Service System Capacities and Availability of Resources

Water Supply

The Summerland area is serviced primarily by the Summerland County Water District. The District's boundaries extend west to Ortega Ridge Road and to a line some 1,500 feet east of Greenwell Avenue, north beyond the coastal zone line, and south to the Pacific Ocean. The Montecito County Water District serves a portion of the area east of the Summerland County Water District bounds; this area is mostly in agricultural and large lot residential use.

The District is totally dependent on the Cachuma Project for its water supply. No groundwater formations underlie the Summerland County Water District; thus, there are no private wells in operation within the District at this time. A portion of the Carpinteria Groundwater Basin underlies the area serviced by the Montecito County Water District and some private wells are in operation in this area.

Since October 16, 1974, when water supply and demand reached approximate equilibrium, the Summerland County Water District has had a moratorium on new water hookups in effect. The District's existing and projected water balances for the years 1975-2000 are shown in Table D-3 (Appendix D). As shown, an estimated deficit of close to 200 AFY is projected for 1990, increasing to over 300 AFY by the year 2000. This deficit is due to the District's decreasing allotment from Lake Cachuma.

Under the land use plan, an additional 330 housing units could theoretically be constructed in the Summerland planning area (Appendix E). Approximately 75 AFY of supplemental water would be necessary to accommodate this level of development, since the District's present water supply is totally committed.

Because of the District's existing moratorium on new hookups and the lack of groundwater resources, there will be little or no development in Summerland until such time as a permanent increase in the water supply is obtained. Should alternative sources of water become available, priorities for the use of this limited new supply will need to be implemented. Policies concerning these priorities and the adequacy of water resources to provide for them are found in Section 3.2, Policies 2-1 to 2-9.

Wastewater Treatment Capacity

The Summerland County Sanitary District boundaries run from Ortega Ridge on the west to the Water District boundary on the east, beyond the coastal zone on the north, and the Pacific Ocean to the south. Existing wastewater treatment capacity is rated at 150,000 gallons per day (gpd) against an estimated wastewater flow of 115,000 gpd. Assuming the plant can operate at its rated 150,000 gpd, there is capacity for approximately 318 additional residents (Table D-4, Appendix D). Sewer lines serve the existing community of Summerland but do not extend to the surrounding rural areas. Policies concerning the extension of sewer lines outside of existing urban areas are contained in the development section of the land use plan (Section 3.2).

4.3.3 SUMMARY OF LAND USE PLAN MAP

Several major zoning changes are proposed for the Summerland area in order to achieve consistency with the policies of the Coastal Act and to properly reflect limited development potential due to resource constraints. The most extensive changes would take place in the rural lands to the north

and east of Summerland's existing urban boundary. Much of this area is presently zoned for one acre residential use (1-E-1). DR-3 zones (3 units/acre) now exist north of Whitney Avenue and east of Greenwell, and a DR-8 zoned area lies east of Greenwell Avenue abutting Via Real. Under the land use plan, these zones would be changed to Residential Ranchettes of between 5 and 20 acres in size. The Residential Ranchette designation reflects the area's marginal agricultural value, its lack of urban services, geologic hazards to development, and lack of a known water supply to support existing densities.

Another large area that is proposed for rezoning lies in the vicinity of Lambert Road and Toro Canyon Creek. One acre residential use (1-E-1) is currently allowed. The land use plan would eliminate the residential zone and replace it with a 10-acre minimum agricultural designation (A-I-10). The basis for this proposed change is that these lands support viable orchards and are, therefore, classified as prime agricultural lands. According to the policies of the Coastal Act, prime agricultural lands are to be maintained in agricultural use unless they are needed for the logical completion of neighborhoods or to promote orderly growth. Since this area is neither part of an existing neighborhood nor necessary for urban growth, the agricultural designation is a more appropriate land use. Selection of a 10-acre minimum was based on agricultural acreage criteria set forth in the discussion of Carpinteria Valley agricultural parcel sizes (see Section 4.2).

An existing residentially zoned parcel west of Summerland bordered by Ortega Ridge and Ortega Hill Road is also proposed for A-I-10 agricultural zoning. Though nonprime, this parcel is in existing agricultural use and is not needed for urban growth in the foreseeable future.

Other zoning changes in the Summerland area relate to a proposed Recreation and Open Space designation for much of Summerland's waterfront area between U.S. 101 and the Pacific Ocean, the removal of a residential zone abutting the Josten's property in favor of industrial park zoning, and relatively minor density decreases in several of Summerland's multiple zones.

The magnitude of the proposed changes is most evident in the rural areas where existing zoning would theoretically permit some 817 additional residences compared with only 143 additional units under the land use plan. Within the urban boundary, the theoretical buildout under present zoning would be 246 additional units compared to 190 units under the land use plan (refer to Tables E-6 and E-7, Appendix E).

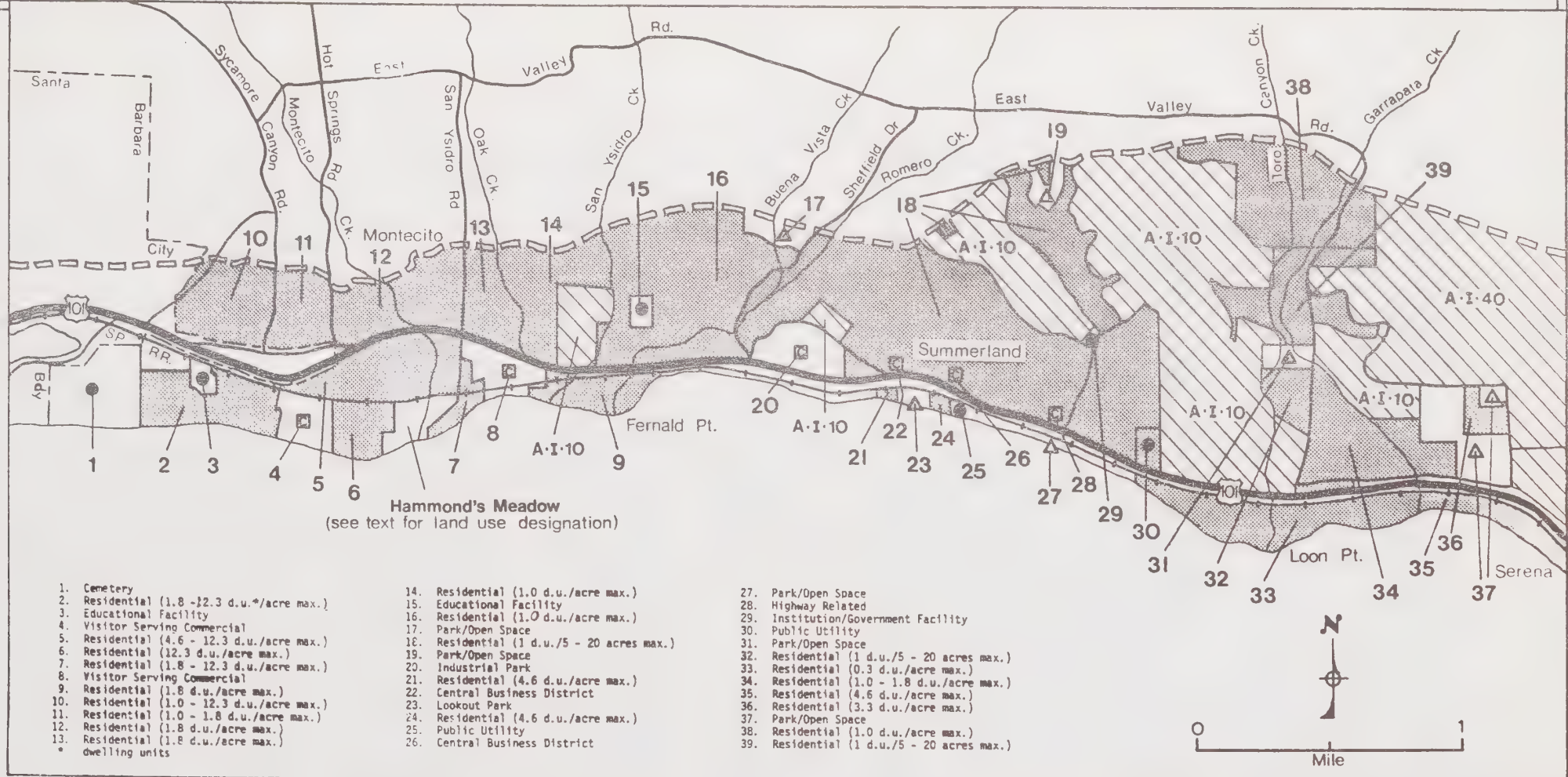


FIGURE 4-5

Generalized Land Use Plan
Montecito/Summerland Planning Areas
 County of Santa Barbara
 Local Coastal Program

□ □ □ COASTAL ZONE BOUNDARY

Land Use Designations — see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- c COMMERCIAL

RESIDENTIAL
 (see map list for densities)

OPEN LAND USES

- AGRICULTURE I (10-40 acre min.)
- RECREATION (existing parks and open space)



4.4 Montecito

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4.4. MONTECITO

4.4.1 CHARACTER OF THE PLANNING AREA

Montecito is considered to be among the most attractive residential communities in the County. It is noted for its elegant homes, beautiful oak woodland setting, scenic waterfront, and ruggedly picturesque mountain backdrop.

Montecito's waterfront consists of spacious residential estates, luxurious condominiums, the undeveloped Hammond's Meadow, two resort hotels, and a cluster of beach cottages. Some of the beach cottages and the waterfront residences in the Miramar Beach and Fernald Point area are located almost at sea level, just beyond the mean high tide line.

The Southern Pacific main line separates the waterfront from a larger residential area which extends to U. S. 101. Homes in this area are somewhat more modest, particularly between Olive Mill and Humphrey Roads.

North of U. S. 101, Montecito is almost exclusively residential. The dominant character of this large residential area is rural, in spite of densities which range from multiple to three-acre minimum lots. Because of residents' wishes, many service roads are narrow and winding, without curbs and sidewalks; native vegetation is abundant (particularly oaks and sycamores); most homes are custom-built and usually designed to be subordinate to the surrounding landscape.

Several coastal streams wind their way through much of Montecito and greatly enhance the rural charm of the area. A few isolated agricultural parcels still exist in Montecito. These parcels are found immediately north of Jameson Lane and east of Sheffield Drive, respectively.

4.4.2 PLANNING ISSUES

Urban/Rural Boundary

The entire Montecito planning area is classified as urban. The urban/rural boundary, which extends along Ortega Ridge Road to the east, serves as a demarcation between the rural lands surrounding the town of Summerland and Montecito's low-density residential development.

Agriculture

The Montecito Avocado Ranch (APN 7-340-37, 38) is the sole producing agricultural parcel in the Montecito planning area. Soils are classified as prime and, in Appeal No. 43-75, the State Coastal Commission ruled that the parcel should be maintained in agricultural use. This parcel has, therefore, been designated for agriculture on the land use plan map.

Another large parcel (APN 5-060-7), located between Picay Creek on the west and Ortega Ridge Road on the east, was partially planted to lemons;

however, the lemon orchard has now been removed and the only current agricultural activity on the property is a non-commercial horse stabling operation. The topography of the parcel varies from a level area bordering the creek and extending eastward with Class II soils to sharply rising hillsides composed of non-prime soils and geologically unstable conditions in some areas. Since only 10 acres (20 percent of the parcel) are potentially viable for agricultural use, the parcel has been designated for 1 and 3-acre residential use.

Coastal Access and Recreation

Existing opportunities for shoreline access and coastal recreation are limited in Montecito. Only two easements for access to the beach from the nearest public road are now available for public use. One is opposite Butterfly Lane, along Channel Drive, and the other at the base of Eucalyptus Lane. Another potential easement connecting Eucalyptus Lane to Hammond's Meadow has not yet been opened for public use. The County also has acquired a 20-foot wide lateral easement for the beach fronting the Miramar Hotel. Public use of beaches in the Fernald Point/Shark's Cove area has occurred for many years and is documented by affidavits on file with the County. Generally, people gain access to this area by parking on North Jameson and walking along the San Ysidro and Buena Vista Creek channels. Overall, lack of parking facilities and available access points are serious constraints to efforts to expand access and recreation in Montecito.

A potentially significant access and recreation site, known as the Hammond's Meadow, is presently zoned for residential development. A local citizen group, Hammond's Meadow Preserve Inc., is exploring alternative methods to preserve some 11 acres of the site to continue existing meadow and beach recreational uses, including walking, swimming, and surfing. Their proposal also envisions scientific and cultural study of the archaeologically significant Chumash Indian village site which is alleged to be the last well-preserved midden deposit along the Santa Barbara coastline.

The waterfront area along Channel Drive poses additional access and recreational issues, due to existing traffic congestion and potential for future development of vacant lots. The entire beach area along Channel Drive is commonly used by the public, but the only public access stairway, near Butterfly Lane, is in a deteriorated condition. Improvement of the existing access and provision of additional access points are warranted. The lack of available parking in the immediate area and existing traffic congestion along Channel Drive complicate the access issue.

Recommendations aimed at improving access opportunities are listed in Policy 7-11. In addition, Hammond's Meadow is designated as a site for Planned Development (see discussion in Section 4.4.3) and is subject to the public open space dedication requirements which are described in Section 3.2.

Habitat Areas

Montecito's habitat resources include several coastal streams and their associated riparian environments, as well as roosting sites for the Monarch Butterfly. Policies aimed at protection of these habitat areas are found in Section 3.9.

Hazards

A number of potentially active faults pass near or through residential areas in Montecito. While these do not pose an immediate threat to development, future projects in these areas should be evaluated to minimize potential problems. Policies included in Section 3.3 call for review of new development to determine potential geologic hazards.

Several sections of the bluffs in Montecito are shored up by seawalls of concrete and rock to prevent undercutting and overtopping during high wave conditions. Structures in this area, especially along Miramar Beach, are subject to damage during winter storms. Private measures to protect property from wave damage may interfere with the public's right to lateral beach access in the affected areas or mar the visual attributes of the coastline. Policies governing construction of new seawalls and shoreline structures are in Section 3.3.

A number of streams in the Montecito area have flood plains which, during a 100-year flood, encroach on large areas of land, particularly downstream in the coastal zone. These streams are Montecito, Oak, San Ysidro, Romero, and Buena Vista Creeks. Flood hazards are increased by debris, deposited during winter storms or flash floods, which clogs the channels and reduces stream capacity. While several debris barriers have been constructed, complete flood protection works have been determined to be too costly to be feasible. More stringent controls are needed to provide greater protection to life and property. Areas within the 100-year flood plain are shown on the land use plan maps and are subject to the policies associated with the Flood Hazard Overlay designation.

Housing

There are no extensive areas of existing low or moderate cost housing within the coastal zone of Montecito. To provide for balanced housing opportunities in this area of the coastal zone, some low or moderate cost housing will need to be required in new multiple-unit developments.

An estimated 466 potential additional units could be constructed within areas designated for multiple residential use on the land use plan map. These new additions to the housing stock, in developments of 5 units or more, would be subject to the inclusionary requirements of Policy 5-5. Existing housing opportunities for low and moderate income households are protected through other housing policies of the land use plan. (Refer to Section 3.5.)

Commercial Development

The Miramar and Biltmore hotels are two major visitor-serving commercial facilities in the Montecito coastal zone. The Biltmore has plans for expansion of its facilities in the near future. The Miramar applied for a permit to drill a well which was eventually denied by the State Coastal Commission (Appeal No. 375-77). The grounds for denial were that the well could lead to the problem of localized sea water intrusion, even if Basin #3 were not in overdraft. This action and a similar one in the case of Mutual Savings and Loan (for development of a well for the Hammond's Meadow area) have established a strong Coastal Commission policy against "high yield" wells immediately adjacent to the coast in Montecito. Therefore, expansion of these visitor-serving commercial facilities is dependent on the availability of water from alternate sources. Expansion of visitor-serving uses is further constrained by traffic congestion and limited street capacities in the Montecito coastal area.

Visual Resources

Montecito's primary scenic resources are the shoreline along Channel Drive, between the cemetery and Olive Mill Road, and vistas from U. S. 101 to Fernald Point as one travels west from Summerland to Montecito. Other scenic resources include Hammond's Meadow and the shoreline from Eucalyptus Lane to Fernald Point. Under the requirements of Montecito's zoning ordinance (No. 453), all new development is subject to design review.

The area south of Channel Drive between the cemetery and the Coral Casino is designated as a View Corridor on the land use plan maps. Policies associated with this designation as well as other visual resource protection policies are included in Section 3.4.

Service System Capacities and Availability of Resources

Water Supply

The Montecito County Water District (MCWD) services the Montecito area with the exception of several private water purveyors. The District's boundaries are Santa Barbara Cemetery and Ortega Ridge Road to the east and west, beyond the coastal boundary to the north, and the Pacific Ocean to the south. The District draws its water from Jameson and Gibraltar Reservoirs, Doulton Tunnel, and from wells.

On January 18, 1973, the MCWD initiated a water moratorium in anticipation of a negative water supply/demand situation. The moratorium was modified in May 1973 to include a water allocation program and both remain in effect today. Since the County Health Department began keeping statistical records on the number of private wells in November 1975, some 229 well permits have been issued. This increase in permits has been of concern to the District because it could have potentially adverse impacts

on the groundwater basin which has an estimated safe yield of 1,200 AFY. Private well development is of particular concern in the coastal portion of Montecito's groundwater basin #3. Here, the concern exists that large wells located near the ocean may create salt water intrusion problems which could potentially destroy or severely degrade the aquifer. Available information suggests that existing groundwater mining within this basin is nearing levels reached in the early 1950's, when some sea water intrusion did occur within the basin. Reflecting these concerns, the State Coastal Commission has denied permits for water wells along Montecito's waterfront in actions involving the Miramar Hotel and Mutual Savings and Loan (Hammond's Meadow area).

Approximately 700 AFY of water would be needed to accommodate buildout under the land use plan. However, because of the existing water moratorium in the District, development potential will be limited until such time as a permanent increase in the District's water supply is realized. A District policy which would allow 33 new permits over the next year is under review at this time. However, under these limited resource conditions, priority uses under the Coastal Act as well as local priorities for water use must be established, as discussed in Section 3.2 of the plan.

Wastewater Treatment Capacity

The Montecito County Sanitary District is bounded by Santa Barbara Cemetery and Ortega Ridge Road to the east and west, the Pacific Ocean to the south, and extends north beyond the coastal boundary line. Plant capacity has recently been expanded to .85 mgd. Current wastewater flow is estimated at .70 mgd. Assuming a .15 mgd surplus capacity, the plant can accommodate an additional 454 new residents (Table D-6, Appendix D). Since buildout under the land use plan would allow for a population increase far in excess of present plant capacity (Appendix E), expansion of the District's facilities would be required. However, because of the existing water moratorium in the Montecito County Water District, even the current capacity level of wastewater treatment is not likely to be reached; any expansion would be contingent upon a permanent increase in the water supply.

4.4.3 HAMMOND'S MEADOW

Planning for Hammond's Meadow (APN 9-360-29, 30) is of special concern to the County because it is one of a few undeveloped coastal parcels within an existing urbanized area which offers diverse recreational and cultural opportunities. The site, which comprises some 22 acres, includes broad stretches of rolling grassland, a low bluff, and some woodland area. Views of the Santa Ynez Mountains from the bluff and beach area are spectacular. The coastal portion of the site has been enjoyed for years by sunbathers, surfers, and walkers. The parcel is zoned DR-12, which would theoretically permit development of 264 units on the site. In recent years, a portion of the meadow area has been recognized as an important archaeological resource

leading to its inclusion in the National Register of Historic Places on May 19, 1978.

Access to the meadow and shoreline is primarily from Eucalyptus Lane via the beach. At high tide the beach access can be cut off. An easement does exist paralleling Edgecliff Lane to the north, but it has not been opened for public use. Parking along Eucalyptus Lane is often extremely congested. Users of Hammond's and Miramar beaches must often park several blocks away, and the resulting congestion is a nuisance to local property owners.

Although a visitor-serving development on Hammond's Meadow could provide increased opportunities for public enjoyment of the area, the limited road capacity and existing traffic congestion in this area make such a use impractical. Therefore, this site is designated for Planned Development in the land use plan. In addition to the PD requirements listed in Section 3.2, development on Hammond's Meadow shall be subject to the following conditions:

1. The project may include up to 40 units provided that the applicant can demonstrate that the surrounding roads and other public services (i.e., sewer, schools) are adequate to accommodate the proposed development and that the project is consistent with all other policies in the land use plan.
2. Structures and other development shall be sited and designed in such a manner as to avoid destruction or disturbance of archaeological sites of high significance which are listed on the National Register of Historic Places.
3. Structures shall be sited and designed to minimize impacts on public views from the dry, sandy beach to the Santa Ynez Mountains.
4. The required dedication of 20 percent of the site for public open space shall include the dry, sandy beach area. The remaining public open space shall be adjacent to the beach.
5. A limited amount of parking shall be provided for the public. In addition, the existing easement along Edgecliff Lane shall be improved to allow public access to the beach. A footbridge across Montecito Creek shall be provided by the developer to allow public access to the beach area westerly of the creek.

4.4.4 SUMMARY OF LAND USE PLAN MAP

The land use plan for Montecito is, for the most part, consistent with existing zoning in the area, as highlighted in Figure 4-6. The most notable changes under the land use plan affect two of Montecito's larger parcels, the Montecito Avocado Ranch (APN 7-340-37, 38) and the Hammond's

Meadow (APN 9-360-29, 30). These changes account for most of the reduction in potential additional units from the current 1,352 units to approximately 900 units under the plan (refer to Tables E-8 and E-9, Appendix E).

The Montecito Avocado Ranch property, comprising some 35 acres and zoned for one-half acre lots (20-R-1), would be designated for agricultural use under an A-I-10 (10-acre minimum) classification in the land use plan. This change is proposed to comply with the Coastal Act's requirement to protect prime agricultural lands whenever possible, and on the basis of previous Coastal Commission rulings which have supported continued agricultural use for this parcel.

The Hammond's Meadow parcel consists of 22 acres of oceanfront land now zoned DR-12, permitting a potential buildout of 264 units. Under the land use plan, the parcel would be designated for Planned Development. Buildout would be restricted to no more than 40 units, because of the limited street capacity of Eucalyptus Lane, limited water availability within the Montecito County Water District, and as a result of extensive public hearings and input concerning the appropriate density for this parcel.

North of Hammond's Meadow between the Southern Pacific main line and Jameson Lane is another vacant parcel (APN 9-320-3) of approximately 14 acres in size, currently zoned 6-R-2, permitting multiple development. The land use plan would change the land use designation to a single family density and limit development to 4.6 units per acre. Limited street capacity and water resource constraints are principal reasons for proposing this reduction in density.

One other notable change concerns a 50-acre parcel (APN 5-060-7) in the easterly end of Montecito's coastal zone in the vicinity of Picay Creek and Ortega Ridge Road. The parcel is now zoned for one-acre residential development. The land use plan proposes to retain one-acre residential use of the bottom land in the vicinity of Picay Creek and reduce minimum lot sizes to three acres on the hillsides of the parcel just west of Ortega Ridge Road because of geologic and slope constraints.

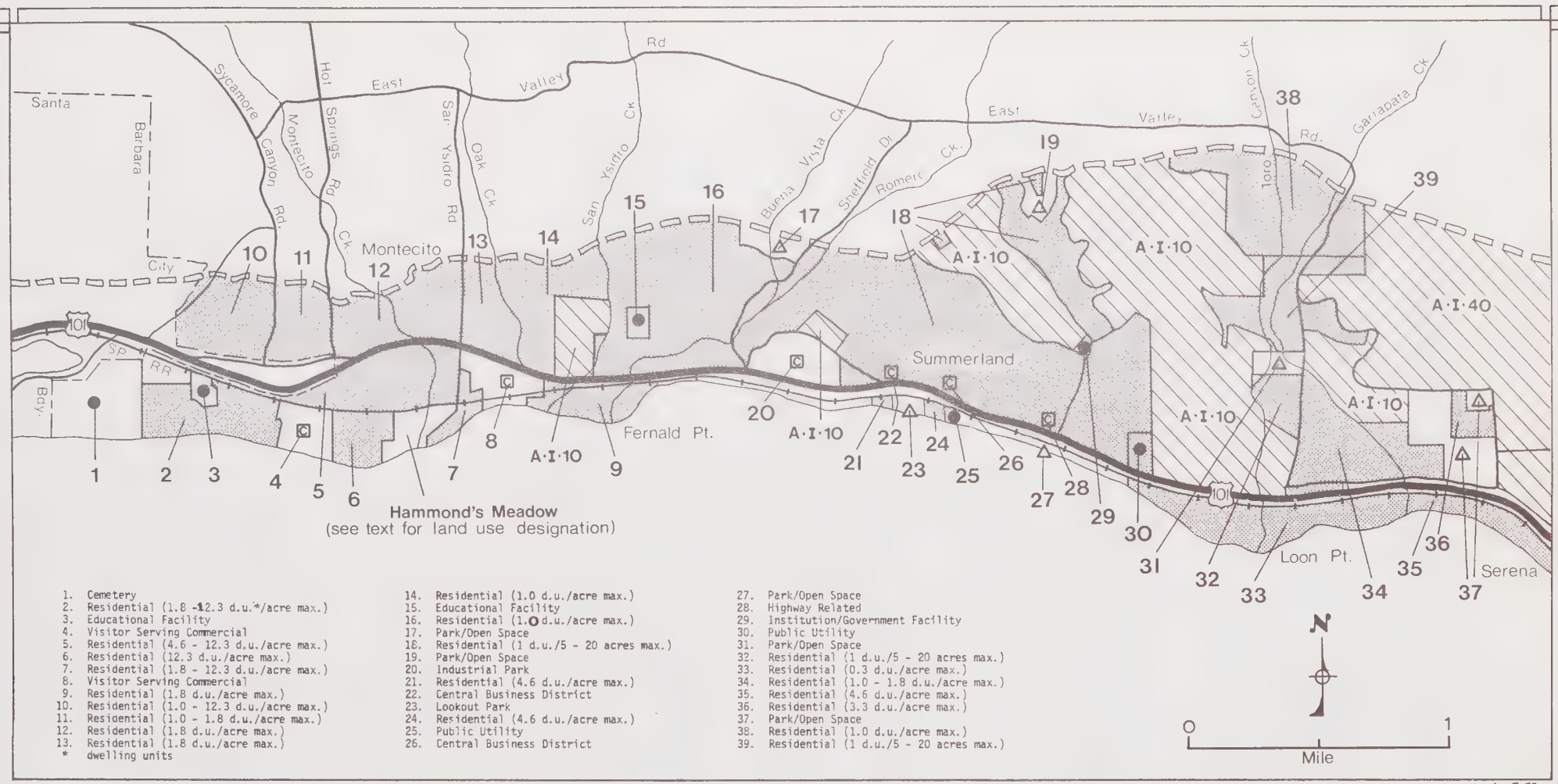


FIGURE 4-6

Generalized Land Use Plan
Montecito/Summerland Planning Areas
County of Santa Barbara
Local Coastal Program

COASTAL ZONE BOUNDARY

Land Use Designations — see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- c COMMERCIAL
- RESIDENTIAL
(see map list for densities)

OPEN LAND USES

- AGRICULTURE I (10-40 acre min.)
- RECREATION (existing parks and open space)



4.5 GOLETA

4.5.1 CHARACTER OF THE PLANNING AREA

The Goleta Valley planning area is bounded by the City of Santa Barbara and the Sandpiper Golf Course to the east and west, the coastal zone boundary to the north, and the Pacific Ocean to the south. Extending from the City of Santa Barbara's western boundary to More Mesa is the exclusive residential community of Hope Ranch. The character of the community is rural; the topography, rolling. Hill and bluff-top parcels have spectacular views of the Pacific Ocean and Channel Islands.

West of Hope Ranch is a large, undeveloped area known as More Mesa.* It comprises some 300 acres of mostly flat, naturally vegetated land which ends abruptly in a sheer cliff over More Mesa beach - a popular local recreational area. An alluvial plain is located northwest of More Mesa, formed by Atascadero Creek. This flood plain supports truck farming, greenhouses, and nurseries.

In addition to residential development, some truck farming and greenhouse activity occurs in the Orchid and Anderson Lane area. A line of Eucalyptus trees separates this greenhouse and nursery area from the Pacific Lighting property to the west, a large parcel which terminates abruptly at Goleta Beach County Park and the Goleta Slough. Much of the Pacific Lighting property, which is used for subsurface gas storage, is in agricultural use.

Goleta Slough and Goleta Beach Park lie to the west of the Pacific Lighting site. Goleta Beach is a broad, sandy strip of land backed by the slough. The beach area includes Goleta Pier and a grassy picnic area. The slough, which is under the jurisdiction of the City of Santa Barbara, is approximately 400 acres in size and is bounded by the airport to the north and west, and a large mobile home park to the east of Ward Memorial Boulevard. A remnant of Mescalitan Island (a noted archeological site) rises above the slough just west of Ward Memorial Boulevard. The Goleta County Sanitary District's wastewater treatment facility is located on this site; it is surrounded by grazing lands and San Jose Creek's channeled water course. The slough is also bisected by Ward Memorial Boulevard.

East of Fairview Avenue and south of Hollister Avenue is a commercial-residential area. The condition of the area is run-down, with a particularly forlorn cluster of residences and commercial land uses located just east of the airport and north of the grazing lands surrounding the wastewater treatment facilities. Portions of the area are located within the airport flightway.

*For the purposes of this plan, More Mesa refers only to the undeveloped 300-acre portion of the area between Hope Ranch and Orchid Lane, not the agricultural and residentially developed lands to the west that were historically part of the More Ranch.

West of Goleta Beach and the slough is the University of California at Santa Barbara, which includes the main campus and the Devereux Campus on the west side of Isla Vista. The University is preparing a separate Local Coastal Program for lands under its jurisdiction.

Isla Vista, west of the University main campus, is the most densely populated urban area in Santa Barbara County. Some 10,500 persons live within its approximately half-square-mile confines--most within a congested atmosphere of two-story apartments. Historically, Isla Vista has been a University-related bedroom community; currently 56 percent of the residents are U.C.S.B. students. While much of Isla Vista is developed, vacant parcels remain along the bluffs and in the northwestern section of the community. Some bluff-top parcels experienced severe cliff retreat in the winter of 1978, threatening several of the dwelling units located along Del Playa Drive. The beach below the Isla Vista bluffs is relatively narrow and is intermittently scoured by wave action, especially during winter storms.

Northwest of Isla Vista and the Devereux Campus is the University Golf Course, University Village, and the Santa Barbara Shores/Ellwood subdivisions, all private developments. There are large tracts of undeveloped land surrounding the University Golf Course and south of the Ellwood subdivision. The landscape consists of a broad beach backed by sand dunes and marshland south of the oil treatment facility, and high bluffs south of the Ellwood subdivision. Horse stabling activities now occur on the large holding of Union Oil. Two groves of mature eucalyptus trees border this property, separating it from the Ellwood subdivision. The Sandpiper Golf Course marks the Goleta planning area boundary on the west and the Embarcadero subdivision tract marks the northwest boundary.

4.5.2 PLANNING ISSUES

Urban/Rural Boundary

With the exception of the Goleta Slough, More Mesa, the Santa Barbara Shores area, and a few pockets of agriculture, the Goleta coastal zone between Hope Ranch and Ellwood is urbanized. The rural areas of Goleta are located outside of the coastal zone, extending into the foothills, and joining the coast again west of Ellwood at the Sandpiper Golf Course. Thus, the only part of the Goleta planning area where the urban/rural boundary is an issue is in the extreme western portion, in the vicinity of Santa Barbara Shores. Here, there is a large expanse of oceanfront land that is currently undeveloped. Agriculture has not been a viable use of these lands over the years because of non-prime soils, topography, and proximity to urban development, although a portion is now being leased for horse stabling activity.

The urban/rural boundary shown on the land use plan map follows the western property line of the University Exchange property (APN 73-090-50), proceeds west along the southern perimeter of the Santa Barbara Shores/Ellwood subdivisions, and continues north to Hollister Avenue, conforming to the existing urban development. The boundary line then extends westward along Hollister Avenue to Highway 101, where it crosses the freeway and follows Cathedral Oaks Road to the north. The undeveloped portion of Santa

Barbara Shores is, therefore, excluded from the urban area for the foreseeable future. At such time as infilling has occurred within the defined urban area of Goleta, public services are adequate to serve additional urban development, and such expansion would be consistent with other provisions of this plan, the Santa Barbara Shores area would be appropriate for inclusion in the urban area.

Agriculture

Agriculture in the planning area is confined to the Anderson Lane area, portions of More Mesa east of Orchid Drive, and the Pacific Lighting property. These patches of agriculture are good examples of viable coastal agriculture within an urbanized area. Notwithstanding the lack of prime soils and presence of urban conflicts, some orchards, nurseries, and greenhouse operations have survived for several decades, and the continuation of these uses should be secured by appropriate land use designations.

As shown on the land use plan map, agriculture with a five-acre minimum parcel size is designated for the area bounded by Anderson Lane on the east and the eastern property line of the Pacific Lighting parcel on the west, reflective of existing parcel sizes and the prevailing pattern of development. A ten-acre minimum is called for on other agriculturally designated parcels in the area. New greenhouse operations in the area will be conditioned by the policies contained in Section 3.8, Policies 8-5 to 8-8; and conversion of all agriculturally designated parcels to non-agricultural use will be required to meet the criteria of Policy 8-3. All of the other agricultural policies in Section 3.8 will apply as necessary.

Coastal Access and Recreation

Two County parks, Arroyo Burro and Goleta, provide the principal public facilities supporting coastal recreation in the Goleta area. Arroyo Burro, which is situated in the City of Santa Barbara, is approximately six acres in size and has 600 feet of ocean frontage, as well as parking capacity for 159 cars. Goleta Beach Park is 29 acres in size, has 3,004 feet of beach frontage, parking capacity for 600 cars, a fishing pier, and hoist for launching boats. The County also owns 1.4 acres of oceanfront land on the Isla Vista bluff at the base of Camino Corto. However, no beach access is provided at this site. Private beaches with facilities are located in Hope Ranch and Santa Barbara Shores, serving exclusively the residents of the adjacent neighborhoods. Residents of the area west of More Mesa share use of the private stairway at the foot of Orchid Drive. The University also has extensive beach frontage which is used by students as well as other local residents.

The only publicly owned access corridors connecting public roads to the beach are in Isla Vista at the bases of the following streets: Camino Majorca, Camino del Sur, Camino Pescadero, and El Embarcadero. Therefore, only two major beach parks and four access corridors are currently available along this eight-mile stretch of coastline (excluding U.C.S.B.) to serve the 69,000 residents of the Goleta Valley and other users. Arroyo Burro is situated within the City of Santa Barbara and is, therefore, not easily accessible by Goleta residents.

Some of the demand for beach access and recreation is satisfied by informal use in several areas. Most notable is use of More Mesa by summer crowds often exceeding 800 persons. More Mesa has been the subject of much controversy recently due to the issues of nude sunbathing, dust, and automobile traffic. Informal use of the beach south of Santa Barbara Shores subdivision has also been extensive, although recently the gate to the road, across from the Union Oil property, allowing access has been locked. Only residents of the subdivision and horse boarders have keys. Beaches adjacent to the University are commonly used by students and Isla Vista residents. In addition, the beaches adjacent to Isla Vista and Hope Ranch have been commonly used by the public for many years.

Santa Barbara Shores and More Mesa offer the most potential in terms of increasing public opportunities for access to the beach. Specific recommendations directed at providing for such use are included in the special discussions of these parcels in Sections 4.5.3 and 4.5.5.

Habitat Areas

The Goleta planning area has several important environmentally sensitive habitats. These include several streams (Atascadero, Carneros, Tecolotito, and San Jose Creeks) that provide riparian habitat despite some channelization. In addition, Devereux Creek and several unnamed drainages feed into the Devereux Lagoon. Two wetlands, located in this planning area, are not under Santa Barbara County's jurisdiction. The majority of the Goleta Slough is within the jurisdiction of the City of Santa Barbara, and Devereux Lagoon and most of its adjacent dunes are under University of California ownership. Since surrounding land use activities affect wetland viability, careful planning is needed for the adjoining land under County jurisdiction.

Butterfly trees are found on the Price estate in Hope Ranch, the Pacific Lighting property east of the Goleta Slough, and an area adjacent to the Santa Barbara Shores subdivision. These habitats need to be preserved, as the trees are essential for survival of the species locally.

The More Mesa area consists of a relatively flat grassland broken by several shallow ravines which drain into Atascadero Creek. As More Mesa is one of the few remaining large undeveloped parcels in the Goleta area, it supports a range of animal species. The areas of particular value include the creek flood plain, oak savanna, and vegetation in the ravines. Large numbers of birds use the site for nesting and roosting, including the White-tailed Kite, designated as a "fully protected" species by the California Department of Fish and Game. (Refer to Section 3.9 for policies related to protection of the White-tailed Kite and Section 4.5.3 for discussion of land use proposals for More Mesa.) Currently the area suffers damage from unauthorized off-street motorcycle use. Should residential or recreational development occur on the site, the More Mesa natural communities will need protection in order to insure their continued viability as habitats for the existing plant and animal species, particularly the White-tailed Kite.

Harbor seals are often sighted in large numbers on off-shore rocks along the western end of More Mesa's shoreline and may come ashore during

very low tides. As harbor seals are sensitive to the presence of humans, restrictions on recreational access to this area may be necessary. For these reasons, public access via the stairway at the end of Orchid Lane should be limited to residents of the neighborhood and educational and scientific groups (see Policy 7-13).

Vernal pools are found on several vacant parcels in Isla Vista: one along the bluffs, and two in the northwestern portion of Isla Vista. Vernal pools are rare and fragile communities of special ecological significance. They are the result of rain or runoff in areas where drainage is poor and exist only during the winter or spring. Weed cutting to minimize fire hazards, foot traffic, and mosquito abatement practices can adversely impact vernal pools.

Habitats that are found in the Goleta planning area are designated on the land use plan maps and policies addressing their protection are found in Section 3.9.

Hazards

The entire Goleta Valley has a high seismic hazard rating. There are a number of faults in the immediate area and one, the More Ranch Fault, is classified as active. The area generally drained by the Goleta Slough, including the airport but excluding the University and Isla Vista, is subject to tsunami runup. Due to high groundwater and soil conditions, this same area is subject to high liquefaction hazard.

The bluff and cliff areas are subject to slides and erosion throughout. Measurements made in the area between Santa Barbara and Coal Oil Point indicate cliff retreat averaging from three to ten inches per year. These are only average figures, as cliff retreat is a spasmodic event, frequently resulting in large chunks of soil breaking off nonuniformly. Housing in Isla Vista, particularly in the 6700 block of Del Playa, is endangered by continued erosion. This has prompted efforts by affected property owners to explore the possibility of constructing seawalls to try and stabilize the bluff area. It is likely that seawalls in the Isla Vista area would adversely affect lateral public access along the beach.

New development in this area is subject to bluff setback requirements (Policy 3-4). In addition, mitigation measures to protect existing structures must meet the requirements of Policies 3-1 to 3-3. Moreover, the land use plan specifies a lower residential density for the seaward portion of Del Playa so that adequate setbacks can be provided in new developments.

Serious beach erosion also occurred during the 1978 winter storms, leading to localized and temporary sand removal which exposed several old pier footings from previous oil activity, especially in the Ellwood area. Some of these footings were cut back, but several remain. Storm conditions also led to a loss of low-lying bluff and dune areas along the beach in the vicinity of Devereux Dunes and to the west.

Substantial portions of the Goleta Slough and the area it drains, including the airport, are subject to flood hazard. Federal funds may soon be available for flood control which would involve improvements to stream channels flowing into the slough. Improvements would include channelization, channel widening and deepening, removing cross channels, and enlarging the existing basin. While there may be some loss of riparian habitat, in several instances riparian habitat could be preserved by constructing diversions around it. According to County Flood Control, the net impact of the project would be to reduce flood hazard, improve flushing and tidal exchange, improve mosquito abatement, and generally enhance the slough as an important habitat.

The County has suggested to the Federal Government that one part of the original flood control project be deleted. This item calls for improvements for segments of Atascadero and Maria Ygnacia Creeks. As the portions of these two creeks flow through agricultural lands, it is not felt that the expense of channelization is merited at this time. Consequently, these areas would be left in a flood zone for the foreseeable future. The land use plan maps designate all areas that are within the 100-year flood plain with a Flood Hazard Overlay.

Housing

There are three identifiable residential neighborhoods in Goleta's coastal zone: Isla Vista, Ellwood and University Village, and Anderson Lane/Shoreline Drive (More Mesa). Part of the Embarcadero Tract, a large lot residential subdivision, is also within coastal jurisdiction. Portions of Hope Ranch and pockets of residences scattered along Fairview Avenue and in the commercial area south of Hollister Avenue are also within the coastal zone, creating a wide diversity of housing opportunities in this area.

According to the 1975 Special Census, Isla Vista had 4,019 housing units. Seventy-four percent of these units were multiple dwellings of five or more units. In 1975, overpayment (i.e., rent exceeds 25 percent of gross monthly income) was a problem for 81 percent of the rental households in Isla Vista in dwellings of two to four units and for 79 percent of those in structures of five or more units. This situation is reflective of the fact that Isla Vista provides the principal housing opportunities for U.C.S.B. students and more recently for elderly persons; thus, incomes are low and rents proportionately high. In 1975, median incomes in Isla Vista (Census Tracts 29:01 and 29:02) were \$3,792 and \$5,730, respectively, both less than 60 percent of the County's median income in 1975 and, therefore, considered very low.

One of the recurring complaints about housing conditions in Isla Vista is that most of the residential units are owned by absentee landlords and/or rental companies. As a result, some local interest has been generated for establishing housing cooperatives which would result in more local control of housing conditions.

Another program for improving the condition of the existing housing stock would be rehabilitation; however, the County has not identified Isla

Vista as a priority area for rehabilitation funding at this time. Opportunities for providing additional, new low and moderate income housing in Isla Vista are severely limited by lack of vacant land and water and a prevailing consensus in the community that little if any new residential development is desirable.

In the Ellwood/University Village area (Census Tract 29:04), the 1975 Special Census noted 2,786 units with 31 percent of the total units single family residences and 51 percent, multiple residences of five or more units. According to the County's Housing Condition Survey (June 1977), 99 percent of the housing in this census tract was in A or B condition. It can be inferred from these results that the housing is either new, nearly new, or in good repair.

The median income in Census Tract 29:04 was \$8,085 in 1975, 60 percent of the County median. Although not as low as in adjacent Isla Vista, this low-income level is again an indication of the area's proximity to U.C.S.B. and provision of student housing. Forty-three percent (43%) of the rental households in Census Tract 29:04 paid more than 25 percent of their gross monthly income for housing in 1975. Typical of a university-related neighborhood, 63 percent of the households were renters.

In the rest of the coastal zone in the Goleta planning area, there are a number of widely varying housing neighborhoods. Beginning at the City of Santa Barbara's western boundary, the coastal zone extends inland about 1,000 yards and includes part of Hope Ranch. Housing in this area is exclusive and of an estate nature.

To the west of More Mesa, a small subdivision surrounding Orchid Drive extends south to the bluffs. Residences aligning Anderson and Dorwin Lanes also provide housing opportunities along this portion of the coastline. In some cases, these residences are integrated with greenhouse activities on relatively small lots. The large, undeveloped lots that remain in this area are suitable for agricultural (greenhouse) use.

A large mobile home park is located east of Ward Memorial Boulevard, and some low and moderate income housing exists south of Hollister Avenue between Fairview and Rutherford. Isolated residential enclaves are also intermingled with light industrial and commercial activities off of Fairview, directly under the airport's flight line. Housing in these areas is adversely impacted by conflicts with commercial, industrial, and airport uses.

Residential development in the Goleta planning area will be subject to the housing policies of the land use plan (Section 3.5). The plan allows for nearly 1,000 potential additional units in multiple residential zones, a portion of which will be required to be affordable to low and moderate income households. In addition, the plan specifically calls for an additional 108 units of low and moderate income housing on More Mesa and 250 units on the University Exchange property, as a condition of approval for planned residential development in these areas.

In Isla Vista, another 1,000 units would be possible under proposed multiple-density land use designations. Given the extremely dense development that exists in Isla Vista at this time, this buildout should be viewed as a maximum. Reductions in density will be required as necessary to reflect the community's needs, individual site constraints, etc.

The residential land use designations proposed for the Goleta planning area reflect existing uses and densities for the most part. The area of mixed commercial and residential uses bordered by Hollister Avenue on the north, Rutherford Street on the east, the Fed Mart Shopping Center on the south, and Fairview Avenue on the west is designated for commercial use. However, new residential development is encouraged in the area in order to continue the pattern of mixed use, which is appropriate for a downtown area (refer to Policy 5-10). Demolition of existing low and moderate housing and/or conversion to commercial use would be permitted here on a conditional use basis if the units cannot be rehabilitated to meet health and safety standards (Policy 5-3).

Commercial Development

Commercial development within the coastal zone is concentrated around Hollister Avenue and in Isla Vista. South of Hollister, between Fairview Avenue and Rutherford Street, there is an area of mixed commercial and residential uses. Isla Vista's commercial development is along Embarcadero del Mar and Embarcadero del Norte south of Pardall. The commercial areas along Hollister and in Isla Vista serve primarily the needs of the local neighborhoods and are almost completely built out.

Visitor-serving commercial activities within the coastal zone are limited to a few restaurants in downtown Goleta and in Isla Vista; there are no campgrounds or overnight accommodations in this part of the County's coastal zone. (There is a motel close to the airport within the City of Santa Barbara's limits and other motels located further inland along major traffic arteries.) Visitor-serving facilities would be possible alternative land uses for More Mesa and Santa Barbara Shores. However, the need for these facilities is questionable as the City of Santa Barbara, located just ten miles east of Goleta, provides the majority of visitor-serving accommodations for the South Coast. West of Goleta, the State parks which extend from El Capitan to Gaviota provide ample opportunities for overnight camping. Any visitor-serving development in the Goleta area should be closely tied to the carrying capacity of the road system and not preclude local day use of shoreline areas.

Visual Resources

There are generally very limited views from public roads to the ocean in the Goleta area. Glimpses of the ocean may be seen along Via Roblada in Hope Ranch, from Austin Road and Orchid Drive near More Mesa, along Ward Memorial Boulevard, from select points along Del Playa in Isla Vista, and from the west end of Hollister Avenue just before it connects with U. S. 101.

There are several large vacant oceanfront parcels that constitute the area's most significant scenic coastal resources. These include More Mesa, the Devereux slough area, and Santa Barbara Shores. Any development of these sites should be designed to maximize open space and minimize visual impact on the character of the area including views of the ocean and mountains. Special policies to guide future development on these parcels are included at the end of this section. Other general policies regarding the protection of coastal visual resources are found in Section 3.4.

Industrial and Energy Development

Several important energy facilities are sited in the Goleta planning area. Pacific Lighting Service and Supply Company owns several parcels in the vicinity of the slough and airport which it uses for gas storage. Gas is stored underground in depleted oil structures and used to meet peak winter demand. Pacific Lighting leases some of the acreage west of Anderson Lane to agricultural users. Station KTMS also maintains two broadcasting towers there. In addition, Pacific Lighting has equipment related to the facility itself, including injection pumps, wells, tanks, and other related equipment on the site.

Just west of Devereux Lagoon, there are a number of oil facilities. Aminoil maintains a marine terminal, which is used to ship oil from its own production wells onshore at Ellwood and from Arco's Platform Holly. The terminal consists of two large storage tanks and associated pumps. These facilities are very visible from the beach; better screening could be provided. Under permit conditions established by the Coastal Commission and the County, increased production from Arco's field may proceed only if stringent air quality standards can be met. Incentives were established allowing greater production if lower emissions could be achieved at the marine terminal. To this end, Aminoil is improving tank seals and installing vapor recovery on the tanks.

Arco and Aminoil have also a small oil processing plant very close to the Aminoil terminal facilities. This plant draws oil from subsea completions in a State tidelands lease. This facility is depressed below grade and well-screened. Operations at this facility are currently suspended, pending renovation. Oil from this facility would normally be shipped through the Aminoil marine terminal.

Service System Capacities and Availability of Resources

Water Supply

The Goleta County Water District and the La Cumbre Mutual Water Company are the principal water purveyors in the Goleta area. The Goleta County Water District boundaries generally extend westerly to the Embarcadero Subdivision, though an outlying area in the vicinity of El Capitan is also included in the District. The District's eastern terminus is near Las Positas Road, while its northern boundary lies beyond the coastal zone and the Pacific Ocean marks its southern boundary line. The La Cumbre Mutual Water Company boundaries cover the Hope Ranch area.

Lake Cachuma is the District's primary water source, although groundwater is pumped from District wells. La Cumbre Mutual Water Company buys water wholesale from the Goleta County Water District and also draws groundwater from its four wells.

In December 1972, the Goleta County Water District imposed a water moratorium on new hookups on the basis that its water supply was less than demand. The moratorium has remained in effect and strong conservation measures have been imposed by the District in recent years. The La Cumbre Mutual Water Company is not in a moratorium condition.

The Goleta County Water District has adopted Resolution 900, which states that the Board of Directors of the Goleta County Water District will attempt to acquire, subject to receiving a prior favorable vote of the Goleta Water District electorate, additional water supplies to allow for reasonable agricultural and urban expansion over a twenty year period. The District defines "reasonable expansion" to be either at the rate of .5% per annum, requiring 1,500 acre feet per year by the twentieth year or at 1% per annum necessitating an additional 3,000 acre feet per year within the District in the twentieth year.

The land use plan for the Goleta planning area (excluding Isla Vista) allows for an estimated 2,389 potential additional units; this includes the 540 units that would be possible under the Planned Development alternative for More Mesa and 500 units stipulated for the University Exchange property. Another 1,059 units would be possible in Isla Vista. However, unless supplemental water is made available, lack of water will severely constrict development in the Goleta area. Should the area's water supply be augmented through conservation, wastewater reclamation, or other means, priorities for the use of the limited water surplus within the coastal zone will be necessary (see Section 3.2, Policy 2-7).

Wastewater Treatment Capacity

The Goleta and Isla Vista Sanitary Districts service the Goleta area. The Goleta Sanitary District's boundaries are Fairview Avenue and the Hope Ranch boundary to the east and west, and the Pacific Ocean to the south. The Isla Vista Sanitary District's boundaries extend west to approximately Winchester Canyon Road, east to Fairview Avenue, north beyond the coastal boundary, and south to the Pacific Ocean.

The Goleta Sanitary District's wastewater treatment plant serves both sanitary districts. Current plant capacity is rated at 8 mgd against an estimated wastewater flow of 6.23 mgd. There is sufficient excess capacity to serve an additional 16,090 people. (Refer to Appendix D.)

The Goleta and Isla Vista Sanitary Districts' sewer network can serve the levels of growth possible in the land use plan although some improvements within the system will be required according to a study by Brown and Caldwell Engineers (March 1976).

4.5.3 MORE MESA

More Mesa is one of the few remaining, large oceanfront parcels in the urbanized South Coast area which has not been developed. It comprises some 300 acres which are divided into seven parcels (APN #65-320-1,2,4,7,8,9,10). All but 35.5 acres are owned by Columbia University. The area is relatively flat, sparsely vegetated, and is surrounded by residential and agricultural land uses. Soils on the site are non-prime. More Mesa is currently zoned "DR-2" which would allow for residential development of two dwelling units per gross acre, with a potential buildout of 600 units. The site is being used by ORV enthusiasts, and the beach area below More Mesa receives as many as 800 visitors on warm, sunny days. Because of its extensive undeveloped nature, More Mesa supports a range of animal species including the White-tailed Kite, a hawk which is designated as a "fully protected" bird by the Department of Fish and Game.

Several problems exist as a result of the informal use of More Mesa by motorcyclists and beach goers. Cyclists have prompted numerous complaints to the County from adjacent residents because of the noise and dust they generate. They have denuded existing vegetation and disturbed indigenous animal species. Beachgoers congest nearby Vieja Drive with their cars and have contributed to bluff erosion at the easterly end of More Mesa where they descend a steep, informal pathway to the beach.

From a coastal planning perspective, More Mesa presents opportunities for providing Coastal Act priority land uses as well as other local land use needs. However, if a successful balance of uses is to be realized, careful attention must be given to the following factors which constrain potential development of the site: habitat areas, recreational uses, flood and seismic hazards, scenic values, and the limited access to the site from major traffic arteries.

Potential uses of the site that would be consistent with Coastal Act policy would include agriculture, visitor-serving facilities, and residential development. In addition, a segment of the local population has argued that the site should be largely retained in open space. Problems do exist, however, with some of these potential land uses.

Agricultural use of More Mesa could conflict with the need for habitat protection, public access, and protection of More Mesa's visual resources. Because of the non-prime nature of More Mesa's soils, greenhouse development or possibly cut flowers would be the only viable forms of agriculture that could exist on the site. Extensive development of greenhouses would destroy the habitat of the White-tailed Kite and the area's scenic values, and constrain the possibilities for developing public access to the beach area due to problems of vandalism.

Provision for large-scale visitor-serving facilities on More Mesa encounters other problems. Lack of nearby freeway access from U. S. 101 means that out-of-town traffic would need to be routed along a congested Hollister Avenue, and through a residential neighborhood. The site is isolated from

the area's two major tourist destination points - the Gaviota Coast and the City of Santa Barbara. More importantly, More Mesa is a significant local recreational resource for beachgoers and a large influx of visitors could preclude use of the beach by local residents. For these reasons it would appear that More Mesa would be an inappropriate location for a major visitor-oriented facility.

Maintaining the site exclusively in open space would present the County with a major fiscal obligation. Public funds for the purchase and maintenance of open space and parks are scarce and competition among such sites is fierce. In addition, given the South Coast's critical housing needs and More Mesa's proximity to the University and other employment centers, it could well serve as an important new residential site.

Two alternatives for More Mesa are described below. The first - no development - would necessarily involve a commitment on the part of the County to seek funds for purchase of all or a portion of the site. The second alternative is for a planned residential development which would include provision of a major public park.

Alternative #1: No Development

This alternative will enable preservation of the entire site as open space and ensure protection of the area as a habitat for numerous animal species including the White-tailed Kite. In order to implement this alternative, the County would have to seek funds for purchase of the entire area in fee or a lesser interest (development rights, scenic easement). Since a development proposal for the site is pending, immediate action will be needed if the County is to pursue this option.

Alternative #2: Planned Residential Development

A planned residential development on More Mesa would permit a diversity of residential units (rental apartments, condominiums, single family) and provide housing opportunities for persons of moderate income. Although affordable housing is a local priority, the Coastal Act specifies that visitor-serving commercial recreational facilities have priority over private residential development (Sec. 30222). For the reasons stated earlier, it is clear that commitment of the entire site to a commercial use would not be appropriate. However, a small portion of the site should be reserved for a visitor-serving use so that residential development does not preclude this option.

Since More Mesa, especially the beach area, has been subject to extensive historical public use, it is important that granting of a significant area for public recreation be required as a condition of development. This would enhance opportunities for public recreation in the Goleta area, which are currently limited to Goleta Beach and Arroyo Burro.

It is unknown at this time whether development of the site would result in removal of the White-tailed Kite. Clearly, development of parking lots, structures, etc., would result in the loss of viable habitat for many of the

species that now use the area. Although the oak trees that the kites use for roosting and nesting could be protected, keeping 200-250 acres in natural grassland for feeding would not be possible unless structures were allowed to exceed three stories. Special study of More Mesa is needed to determine whether preservation of grassland on More Mesa is necessary for the survival of the species locally or whether the kites can range distances for feeding and continue to use More Mesa mostly for roosting and nesting.

In addition to the PD requirements described in Section 3.2, development of More Mesa shall be subject to the following conditions:

1. A specific plan shall be prepared for the entire site (APN 65-320-1,2,4,7,8,9,10) which incorporates all of the conditions listed below and conforms to all other policies of the land use plan. The specific plan shall show the locations of roads and structures, and indicate the amount and location of open space for habitat preservation and public recreation. The specific plan shall be subject to environmental review under County CEQA Guidelines.

The specific plan and accompanying environmental documents shall be submitted to the Planning Commission, who may recommend additional conditions for development of the site. The Planning Commission may reduce the allowable density if it is determined that the roads are inadequate to accommodate residential development in addition to public recreational and future visitor-oriented uses. In adopting the specific plan, the Planning Commission shall specify the number and type of housing units, open space requirements, habitat area to be protected, etc., for each of the parcels which is under separate ownership unless all 300 acres are to be developed as a unit.

2. A maximum of 540 residential units may be developed on the site, including 108 units which are affordable to persons of moderate income. Fifty-four (54) of the units shall be rentals.
3. As a condition of approval, 20 percent (60 acres) of the site shall be dedicated to the County or other public agency for public recreational use. The majority of the dedicated area shall be adjacent to and include the dry sandy beach. Access road(s), parking area for 300 cars, beach access via stairway(s), restrooms, bikeway, and walking trail shall be provided by the developer(s). A sum of money (to be determined by the Departments of Parks and Public Works) to cover costs of maintenance of these recreational facilities for a period of five years shall be deposited with the County or responsible public agency.
4. In order to preserve open space and protect views to the foothills, structures shall be clustered to the maximum extent feasible.
5. All development on the site, including structures and roads, shall be sited and designed to avoid areas used for nesting and roosting by the White-tailed Kites.

6. To the maximum extent feasible, vegetation consisting of drought-tolerant species shall be used for landscaping.
7. Fifteen (15) acres of the site, proximate to the ocean and public use area, shall be reserved for a future visitor-serving development. Allowable uses include a lodge for group retreats, hostel, restaurant, or conference center, or possible combination of these activities. The County shall reserve adequate road capacity and water for such development. A visitor-serving use shall not be developed until such time as the County determines that there is a need for these facilities on the South Coast.

4.5.4 UNIVERSITY EXCHANGE PROPERTY

This ± 240 acre parcel (APN 73-090-10,13,50), which is owned by the University Exchange Corporation, is bordered by the ocean to the south, the Devereux Lagoon to the southeast, Storke Road to the east, the University Village subdivision to the north, and the vacant Union Oil property (Santa Barbara Shores) to the west. A major portion of the site (66 acres) is currently developed as a golf course. A further 40.5 acres are leased to Arco and Aminoil; a marine terminal and small processing plant have been developed on their leases. The rest of the property is currently undeveloped.

The undeveloped portion of the site is characterized by gentle slopes covered by natural vegetation. Several unnamed drainages and Devereux Creek flow through this property into the Devereux Lagoon. The area between the golf course and oil processing facilities is bisected by a road and traversed by berms, averaging several feet in height, which run generally in an east-west direction. Extensive erosion has taken place in this area and the resulting sedimentation is adversely affecting the Devereux Lagoon. Extensive ORV use exacerbates this situation.

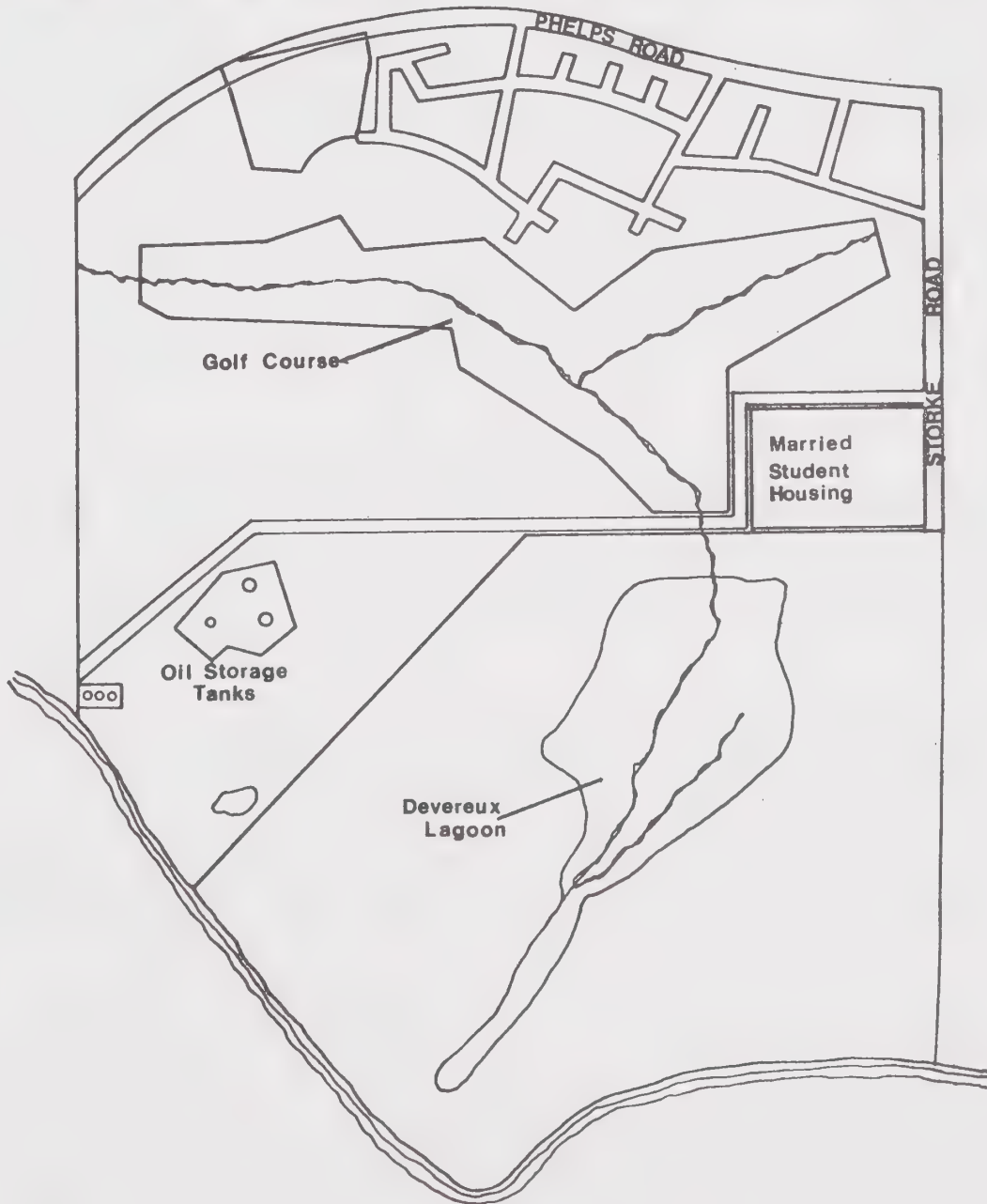
The southern tip of this property consists of sand dunes which are sparsely vegetated due to excessive recreational (sunbathing, horseback riding, picnicking, etc.) and ORV use. This area, unlike the dunes which are within the University Ecological Reserve, is not protected by fencing or signs. A road and trail running along the western boundary of this parcel currently provide beach access for residents of the surrounding residential neighborhoods. Just to the north of the dunes is a large pond area used as an oil sump.

The beach and dune area is particularly scenic despite the intrusion of the oil storage tanks into the viewshed. This parcel along with the Devereux Campus of U.C.S.B. and the Santa Barbara Shores property constitute valuable open space, scenic, and habitat resources for residents of the Goleta Valley. Careful planning of the site is needed to ensure protection of the natural resources of the area and preservation of the Devereux Lagoon as a viable wetland habitat.

The development potential of this site is constrained by a number of factors including the need to provide a substantial buffer around the oil

FIGURE 4-7

UNIVERSITY EXCHANGE PROPERTY



facility due to problems of safety, noise, and odor, and the need to protect dune and adjacent wetland habitats. The site is inappropriate for a visitor-serving use because of the oil facility, the fragility of the dunes area, and the residential character of the surrounding developments. Residential development would be an appropriate use on those portions of the site which are north of the golf course and adjacent to the existing residential neighborhood, as well as the area fronting Storke Road. The area south of the golf course should be kept in open space to ensure preservation of the dune and slough habitats and to provide an adequate buffer around the oil facility.

The golf course and oil facilities are viewed as long-term land uses and are therefore designated on the land use plan maps as Recreation and Coastal Dependent Industry, respectively. Development on the remaining ± 135 acres shall be subject to the following conditions:

1. The development may include up to 500 units, including 250 units that would be affordable to persons of low and moderate incomes, provided that the applicant can demonstrate that the surrounding roads and other public services (i.e., sewer, schools) are adequate to accommodate the proposed development and that the project is consistent with all other land use plan policies. Two hundred of the units shall be rentals.
2. A minimum of 80 acres (excluding the golf course and oil facility leases) shall be kept in open space. One-half of this area (40 acres) shall be accessible to the public and shall include the areas adjacent to the beach. The public open space shall also include a trail easement to allow public access from Phelps Road to the beach and a small public parking area for 20 cars at the trailhead. The 20 percent common open space required by the PD designation (see Section 3.2) is satisfied by the existing golf course.
3. Attractive fencing around the dune area shall be provided to keep out horses and ORVs. Signs shall also be posted informing the public of the fragility of the area and requesting that they keep off the dunes.
4. Since the University of California is considering designating this area as a Resource Protection Zone (RPZ), the property owner shall work with the University and County in developing appropriate mitigation measures for the project to ensure continued viability of the wetland.
5. To the maximum extent feasible, drought-tolerant vegetation shall be used for landscaping.

4.5.5 SANTA BARBARA SHORES

South of the existing Santa Barbara Shores/Ellwood subdivisions is a large tract of vacant land. This area, owned by Union Oil and the Security

Pacific Bank, is 233 acres in size (APN 79-210-12,13,14,15,17,18,24). The land is currently zoned 6-R-1 and 7-R-1, which would theoretically allow development of 1,072 units on the site. The parcels are vacant, except for the Union Oil holdings which are being leased for horse stabling activities. Agricultural potential is limited by the non-prime soils (Class III and IV) and wind exposure of the site.

Santa Barbara Shores is fronted by a wide sandy beach and high bluffs which are subject to erosion. The property owners in the adjacent subdivision have an agreement with Union which allows them access to the beach. There is a road from the top of the bluff down to the beach as well as some old restroom facilities; however, the road, parking area, and structures were heavily damaged during the 1978 winter storms. The beach is also used extensively by the public; the main access points are from the deadends of north-south streets in the adjacent subdivisions.

This site is one of the few remaining large tracts of vacant oceanfront land within the urbanized South Coast area. Careful planning is needed to ensure that the scenic, recreational, and open space values of this site are not diminished by future development. Unlike More Mesa, Hammond's Meadow, and the Chevron bluffs in Carpinteria which are surrounded by urban development, Santa Barbara Shores is on the urban fringe. Given the fact that the water resource within the Goleta planning area is limited and that the land use plan designates both More Mesa and the University Exchange property for large planned residential developments, there does not appear to be a need to include these parcels within the urban area at this time. Moreover, there are also substantial opportunities for growth outside the coastal zone within the urban area of Goleta. In order to allow for the concentration of urban development within existing urban areas consistent with the Coastal Act (Section 30250), the Santa Barbara Shores parcel should be excluded from the urban area.

At such time in the future as infilling has occurred in the Goleta planning area and development of this site would be consistent with Policy 2-7 regarding priority uses, Santa Barbara Shores should be considered for inclusion within the urban area and the urban boundary line drawn at the eastern perimeter of the Sandpiper Golf Course. Possible uses which should be considered include planning residential and visitor-serving. In addition, provision of a coastal park to provide for public access and recreation should be required as a condition of future development (see Policy 7-13).

In determining an appropriate interim land use designation for the area, several factors were considered. Although the parcel offers limited agricultural potential, horse-stabling activities appear to be a viable use. Such use represents some conflict with surrounding residential neighborhoods due to problems of traffic, odors, and flies. Another consideration is the need to avoid further parcelization of the area which would exacerbate efforts to have the entire area planned as a unit in the future. For these reasons, Santa Barbara Shores is designated as Agriculture-II with a 100-acre minimum parcel size specified. Of the seven parcels involved, two are currently over 100 acres in size; the remaining five range from two to five acres. If the property owners seek to intensify the agricultural or

horse-stabling activities on the property, a new access road which links directly to Hollister Avenue should be provided. In addition, the County should seek an interim agreement with Union Oil to allow for an easement across the property to allow public access to the beach until such time as the property is developed. (See Policy 7-13.)

4.5.6 SUMMARY OF LAND USE PLAN MAP

The proposed land use plan for the Goleta Area, including Isla Vista, would reduce potential additional units by about 1,700 dwelling units; current zoning would permit about 5,100 units, while the proposed land use plan would reduce allowable buildout to about 3,400 units. A significant amount of this reduction is the result of a proposed change in the urban/rural boundary line which would remove the residentially zoned Santa Barbara Shores property from the urban area. This change alone would eliminate over 1,000 potential units. (Refer to Appendix E.)

In addition to reducing potential buildout, the land use plan would, in response to Coastal Act policies, expand the limited beach access and coastal recreational opportunities in Goleta Valley, protect habitats, provide for substantial new low-moderate housing opportunities, and preserve the few viable pockets of agriculture that are found in Goleta's coastal zone.

A Planned Development designation would be applied to the area's large undeveloped parcels that fall within the urban boundaries of the land use plan to help implement these objectives. These undeveloped parcels include More Mesa and the University Exchange properties. More Mesa, which comprises some 300 acres and is presently zoned DR-2 permitting up to 600 units would, under the Planned Development designation, be permitted a buildout of 540 units. Twenty percent, or 108 units, would be reserved for persons of moderate income under the provisions of the plan. Existing informal beach access and recreational uses of More Mesa would be formalized and enhanced by requiring that 60 of the 300 acres be dedicated to the County or other public agency for public recreational use. Since More Mesa is the habitat of the White-tailed Kite, it is proposed that any development must be sited to avoid areas used for nesting and roosting. In recognition of the fact that More Mesa may be suited for limited visitor-serving facilities, it is proposed that 15 acres of the site which are adjacent to the ocean be reserved for this purpose.

The University Exchange property which lies northwest of the Devereux Campus of the University of California, Santa Barbara, is some 240 acres in size and zoned DR-10 and 6-R-1. The land use plan assumes that the existing golf course and oil facility which occupy the land will remain as on-going uses and designates the remaining 130 acres for Planned Development. Up to five hundred units could be developed; 250 units would be reserved for persons of low and moderate incomes. In addition, 200 of the total 500 units would be reserved for rentals. Both the proposed density and substantial rental unit requirement are consistent with surrounding land use and reflect the needs of the market area which are those of a predominantly student and middle-low income working population.

Since the coastal portions of the University Exchange property are valuable as part of a larger dune and Devereux slough habitat, the land use plan would require that at least 40 acres of a total 80-acre open space requirement be provided for use by the public adjacent to the beach. Fencing, signing, and other measures are proposed as conditions to ensure continued viability of the wetland.

In the case of Santa Barbara Shores, located west of the University Exchange property and zoned for residential use (6-R-1 and 7-R-1, permitting a theoretical buildout of 1,072 units), the land use plan would change the use from residential to agriculture. The parcel would be designated Agriculture II, requiring 100-acre minimum parcels. Given the limited availability of water within the Goleta County Water District and the ample availability of undeveloped land more proximate to existing development, this site does not warrant inclusion within the urban boundary line. If and when water resources become available and urban pressures justify expansion of the urban limit line, the property could be considered for residential, visitor-serving, and coastal recreation uses.

Other changes in current zoning are proposed for the Anderson Lane area, which is presently a mix of low density residential and agricultural uses. The land use plan would support a continuation of agriculture in this area by designating parcels currently in production as A-I-5 and A-I-10.

In Isla Vista, density reductions are proposed along Del Playa in response to the hazards of cliff retreat which necessitate larger blufftop setbacks. In addition, the area designated for commercial use along Pardall Road has been expanded.

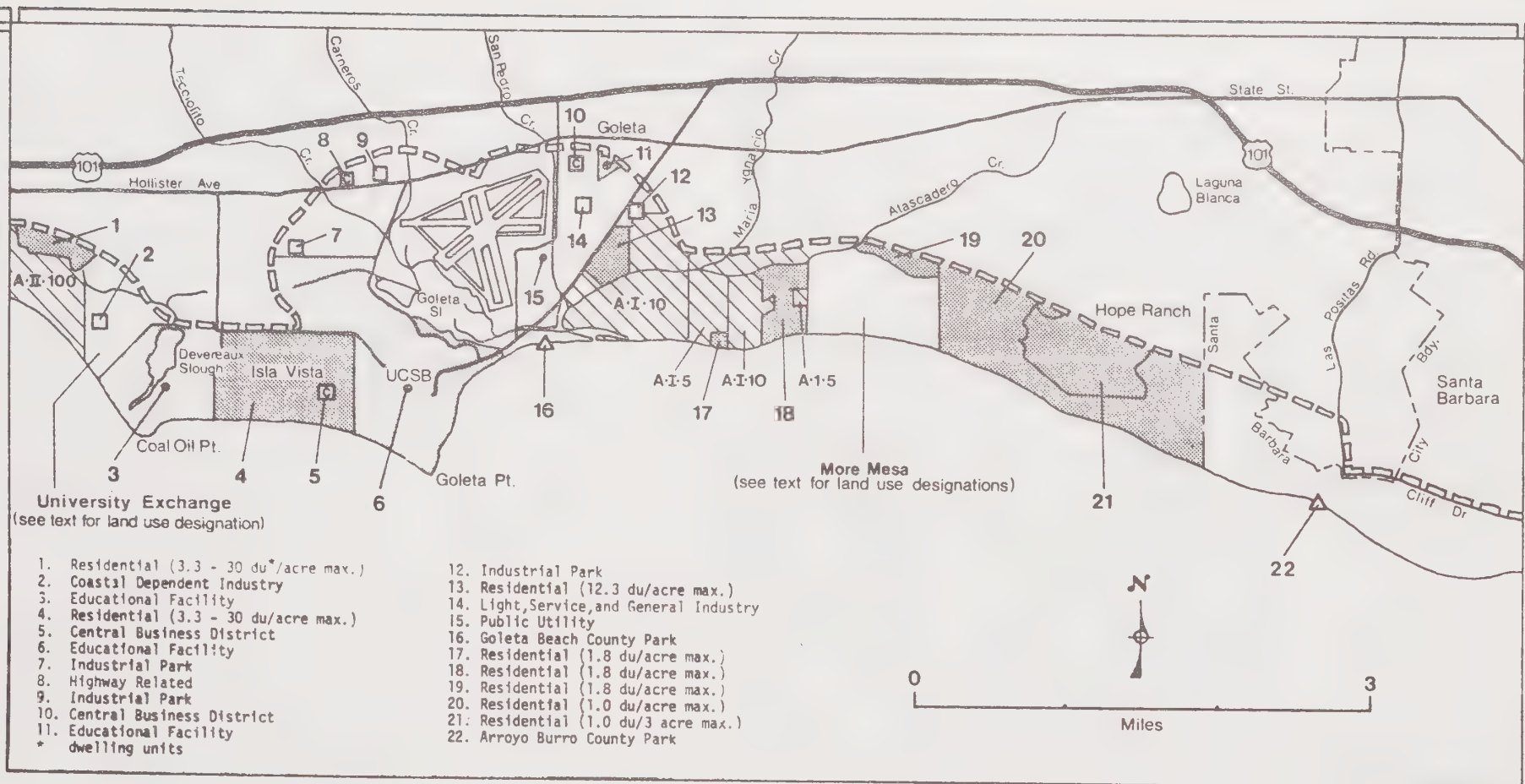


FIGURE 4-8
Generalized Land Use Plan
Goleta Planning Area
County of Santa Barbara
Local Coastal Program

J. Van Coops 4-79



4.6 Gaviota Coast

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4.6 GAVIOTA COAST

4.6.1 CHARACTER OF THE PLANNING AREA

With the exception of several onshore oil production, treatment, and storage facilities and a few small pockets of residential development, the coastline between Ellwood and Gaviota is rural. Prominent features of this area include a section of broad coastal terrace, rolling grass-covered hillsides, scenic coastal canyons, and coastal promontories. Perennial streams flow through many of the canyons, sometimes forming small wetlands at their mouths.

Tecolote Canyon, at the easterly end of the planning area, is the site of the Embarcadero subdivision, which consists of single family, custom residences on lots of one acre or more. Immediately south of the subdivision, across U.S. 101, is the popular Haskell's beach. Coastal developments in this general area include the Ellwood Pier, the Sandpiper Golf Course, and the Arco and Aminoil facilities.

To the west, the foothills of the Santa Ynez Mountains recede to form a broad coastal terrace in the vicinity of Dos Pueblos Canyon. This area supports the most agriculturally diverse activities between Ellwood and Gaviota, including some cattle and sheep grazing, lemon and avocado orchards, and greenhouses. Las Varas Ranch, which lies just west of Dos Pueblos Canyon, is another coastal agricultural area that has been planted to avocados in recent years.

To the west of Las Varas Ranch, the coastal shelf broadens, reaching its greatest width in the vicinity of the Edward's Ranch, then narrows dramatically to reveal highly scenic El Capitan Point. El Capitan, a State Beach Park, is a wide rocky point with dense coastal woodlands. Outstanding specimens of oak and sycamore are prominent near the creek mouth and several meadows in this vicinity give the area a unique look and open atmosphere. The beach area to the west of El Capitan Point and the upland recreation facilities (picnicking and camping) make El Capitan one of the more popular of the State beach parks.

North of U.S. 101, along El Capitan Creek, is a private recreation facility and the horse stables of El Capitan Ranch. A network of roads is visible from U.S. 101, remnants of an aborted residential development proposed for the El Capitan Ranch in the early 1970's.

Beyond the El Capitan area the coastal foothills intrude on the coastline to Refugio State Beach Park. A line of palms which borders the beach and a sharp, precipitous point are Refugio's distinctive features.

West of Refugio the coastal terrain becomes more rugged; U.S. 101 clings to a narrow band of coastal terrace. A bridge crossing is required at Arroyo Quemado Creek, one of a number of coastal creeks which cut sharply through the sandstone outcroppings at the base of the Santa Ynez Mountains. A small cluster of beach homes lies just west of the trestle at Arroyo Quemado. Other developments in the area include the County's sani-

tary landfill at Tajiguas, the Getty Gaviota Marine Terminal, Sunburst Store and Restaurant, two gas stations, Vista Del Mar School, and Gaviota State Beach Park. Gaviota Canyon forms the westerly boundary of the planning area. The canyon supports an extensive riparian habitat and forms a sharp break in the land forms to the east and west.

4.6.2 PLANNING ISSUES

Urban/Rural Boundary

The Gaviota Coast is entirely within the designated rural area. The principal land uses specified in the land use plan are agriculture, public recreation, and coastal dependent industry. Due to lack of services, i.e., sewer, roads, schools, fire and police protection, and limited water resources, this area is not suitable for urban development.

Agriculture

Agricultural activity includes some lemon and avocado production along Highway 101 and in the canyons from Ellwood to El Capitan; a large greenhouse operation west of Naples; and grazing on the foothills north of Highway 101. The only area where there is sufficient land south of Highway 101 to the shoreline for coastal agriculture is between Naples and El Capitan, and it is here that the Dos Pueblos Orchid Company and several large plantings of lemons and avocados are found. Outside of this area, orchards are limited to select, narrow canyons north of Highway 101; grazing is the only other major form of agriculture at the present time.

Soils throughout this portion of the coastal zone are generally non-prime; although some Class II soils and isolated pockets of Class I soils are found in the coastal canyons.

None of the agricultural parcels in the coastal zone east of Refugio is under preserve status. However, extensive preserves exist in Refugio Canyon and in most of the coastal zone in the vicinity of Tajiguas, Arroyo Quemado, and west of Canada de la Huerta to Gaviota.

Existing zoning is a mixture of "U" (Unlimited Agriculture, 10-acre minimum) and "AG" (General Agriculture, 100-acre minimum). Permitted uses in both zones include all types of agriculture, oil and gas production, and single family dwellings. Given that prime agriculture exists on a number of parcels now zoned U and that the character of the area is decidedly rural, a ten-acre minimum parcel size is inappropriate.

The land use plan for the Gaviota Coast, calls for Agriculture II, 100-acre minimum parcel size, for the agricultural lands in this area. Although a 100-acre minimum is not an economically viable parcel size for cattle grazing operations,* two factors work against increasing the minimum

*The Agricultural Extension Service, University of California, estimates that a minimum of 1,800 acres is needed.

parcel size beyond this level. The coastal zone boundary line bisects most of the large agricultural parcels along the Gaviota Coast; thus, the plan deals with a coastal strip rather than a comprehensive planning area. More importantly, 82 percent of the existing parcels in the planning area (23 percent of the acreage) are less than 150 acres in size and would, therefore, be nonconforming under a larger minimum parcel size. As a consequence, the 100-acre minimum is used as the base designation for agricultural parcels on the Gaviota Coast.

Coastal Access and Recreation

The coastal zone between Ellwood and Gaviota is a recreational resource of State-wide importance. Three major State parks, El Capitan, Refugio, and Gaviota currently provide recreational opportunities for local as well as out-of-County visitors. Approximately ten miles of coastline and 3,047 acres are now in State ownership. Together, these parks provide 630 parking spaces and 291 camper sites. The State also has plans for expansion of its park holdings easterly from El Capitan and westerly from Refugio, as well as for a new acquisition at Haskell's Beach. One of the reasons for these acquisitions is the increasing demand for camping facilities. Vehicle turnaways at the three State parks along this coastline averaged 147 per day during the summer months of 1975 and peaked at 471 on July 4. Moreover, according to PARIS (Parks and Recreation Information System) projections, a 35 percent increase in the existing number of campsites is needed to meet recreation demand by 1990.

State acquisition and development of new parks in this planning area is complicated by several factors. Park development to date has focussed on the provision of overnight camping facilities, particularly for RV's, which require grading, paving, and alteration of natural vegetation for construction of level pads needed by RV's. Such development may conflict with Section 30251 of the Coastal Act which requires that development minimize the alteration of natural landforms. While RV's have experienced considerable increase in popularity over the past years, rising costs of the RV's and gas may make this form of recreation infeasible for people of moderate incomes in the near future. Consequently, careful consideration should be given to the irreversible commitment of limited coastal resources for development of RV facilities.

Another complicating factor is that areas along this coastline outside existing State parks are already used extensively for recreation by mostly local residents. There are over ten sites along this stretch of coastline where the public now gains vertical access to the beach. On the summer weekends, well over 200 cars are parked along Highway 101 or adjacent side roads by users of these beaches. Some of these popularly used beaches have recently been acquired by the State or are proposed for future acquisition. Therefore, careful planning will be required to ensure that existing local users are not displaced and that the environmental carrying capacity of the natural environment is not exceeded as a result of increased levels of use.

Bicycle trails are being planned to provide increased access to this coastal area. A trail connecting UCSB to El Capitan is being jointly planned by the County Transportation Department, Caltrans, and the State Department of Parks and Recreation. The link between El Capitan and Refugio has recently been completed. Funds have also been allocated to acquire land for a bikeway that would connect Refugio to Tajiguas. This trails system may help to lessen the need for committing coastal land to parking lots as well as to mitigate the impact of recreationally oriented traffic on local air quality. In order to complete the system, vertical easements to connect the bicycle trail to the beach need to be provided, especially at the beaches that are currently popular destination points.

Recommendations for improving access opportunities along the Gaviota Coast and policies which provide a framework for future State Park development are included in Section 3.7. The land use plan maps also show existing and proposed recreational areas and accessways.

Habitat Areas

The Gaviota Coast supports many small habitats such as streams, tide-pools, and butterfly trees, important marine resources such as kelp and fish, and three unique habitats: a reef, harbor seal hauling ground, and native grassland. There are nine perennial and at least seventeen intermittent coastal streams along this portion of the County's coastline. Adjacent agricultural uses including orchard development and cattle grazing may have adverse effects on stream habitats. All of the Gaviota coast streams have been altered by storm sewers where Highway 101 intercepts their paths to the coast. Small wetlands occur at the mouths of Canada del Refugio, Las Llagas, Dos Pueblos, Tecolote, and Bell Canyon Creeks.

The coastal canyons also provide suitable environmental conditions for butterfly trees; these have been noted at Barro Canyon, Del Cementeria Canyon, an area just west of Arroyo Quemado, and near Dos Pueblos Canyon. Some of the butterfly trees in this area have been the subject of research by the University of California.

The rocky intertidal areas between Ellwood and Point Conception have been recommended for preserve status (Coastal Plan, 1975; County Conservation Element). This coastal area is relatively undisturbed and its tide-pools are of scientific interest.

Adjacent to the old townsite of Naples is an intertidal and subtidal reef which extends a mile or so out to sea. Naples reef has many recreational and scientific values due to the large number and diversity of organisms that inhabit the area. Several research projects are currently underway at the reef through the Marine Science Institute at UCSB. Due to the uniqueness and value of the area for scientific study, recreational uses of the area may need to be limited in the future to prevent degradation of habitat values.

A harbor seal hauling and pupping ground exists seasonally on the sandy coastal area between Dos Pueblos and Eagle Canyons. Since harbor seals will not haul out on beaches that have been disturbed by people, these small pocket beaches need to be protected from intense recreational uses.

A small patch of native grasslands is located on the coastal bluffs west of Ellwood Pier. Native grasslands are sensitive to disturbance; disruption to this plant community increases its vulnerability to takeover by European weedy plant species. Since native grasslands are now rare in the entire State, remaining areas should be preserved.

Plant communities in this area are typical of much of the coastline and include coastal sage scrub, chaparral, and southern oak woodland. Cattle grazing in this planning area may affect oak regeneration in the savanna. When seedling oaks are grazed, there is no potential for regeneration. An endangered plant, black figwort (Scrophularia atrata), is found in an area westerly of Las Varas Canyon.

Environmentally sensitive habitat areas found in this planning area are designated on the land use plan maps and protected by policies listed in Section 3.9.

Hazards

The entire area carries a high seismic hazard rating. There are a number of faults clustered in the vicinity of Ellwood, including Glen Annie, Las Varas, Dos Pueblos, and Eagle. Tsunami hazards are limited to a number of the canyon mouths, including Canada de la Gaviota, Refugio Creek, Canada del Corral, Canada del Capitan, and Bell Canyon. Liquefaction hazards are limited to Tajiguas Creek and Canada del Refugio. In foothill areas, a high landslide hazard exists.

Large parts of this planning area are characterized by narrow sandy beaches backed by steep bluffs which are subject to wave action and erosion. In a number of instances, beach facilities at parks are subject to damage during high wave and flood conditions. In several locations, the railroad embankment is endangered by bluff erosion. Seawalls have been erected at several locations to protect the base of the bluffs.

The County does not have detailed flood hazard information for the non-urbanized areas between Ellwood and Gaviota. A moderate fire hazard rating exists for shoreline areas, increasing to extreme hazard in the foothills and beyond. Localized fire hazards also exist in or near wooded canyon or creek bed areas.

Since the Gaviota Coast is not planned for urban development, these hazards do not pose major threats to life or property. Allowable development is subject to the hazards policies contained in Section 3.3.

Commercial Development

Commercial visitor-serving activities are limited to two service stations along Highway 101 and the Sunburst Restaurant at Gaviota Village. A privately operated campground is situated north of Highway 101 near El Capitan. Given the State's plans to expand its park ownership in this area and the commitment of remaining lands to agriculture, opportunities for expansion of visitor-serving facilities would appear to be limited.

According to Section 30222 of the Coastal Act, visitor-serving uses have priority over private residential development but not over agriculture or coastal dependent industry. Existing accommodations for visitors along the Gaviota Coast, although extensive, are limited to camping and RV facilities. While there may be a demand for a visitor-serving facility such as a lodge in this area, conversion of agricultural land to a higher intensity use could create tremendous pressure on surrounding agriculture, particularly grazing lands. Since the Gaviota Coast is within easy commuting distance of Goleta and Santa Barbara, the area has been subject to considerable development pressure in the past.

If a future visitor-serving use were to be provided along the Gaviota Coast, the most suitable location would be Dos Pueblos Canyon. This site is low-lying and thus development would not be visible from the freeway. Since Dos Pueblos also has a particularly scenic beach area, it could reasonably be viewed as a destination point for visitors. However, any development to be permitted in the future should be moderate in scale and have a rustic character. It should cater to vacationers and not to overnight highway travellers. Since there are other sites within or closer to the urban area which should be developed for visitor-serving uses prior to Dos Pueblos, no accommodation is made for visitor-oriented uses here at this time. Consideration of a visitor-oriented use at Dos Pueblos would be appropriate after sites planned for such uses within urban areas have been developed and there is a need to reevaluate the land use plan. The Sunburst Gaviota store is shown as Resort/Visitor-Serving on the land use plan map; the uses on this site should be limited to the store, restaurant, and gas station.

Visual Resources

The coastal zone between Ellwood and Gaviota is an area of unique scenic value. The entire viewshed is a traveller's delight, as it provides beautiful contrasts between the ocean on one side and the canyons and foothills on the other. Two types of development, energy and recreation, have affected the visual resources of this area.

Energy facilities, principally oil and gas facilities, including oil wells, processing facilities, storage tanks, offshore platforms, and marine terminals have been located at numerous sites along the coast in this area.

These facilities are linked principally to offshore wells and are generally well-screened to protect views to the ocean. Energy companies have indicated that additional onshore energy facilities may be needed in the future. In addition, a number of areas between Ellwood and Gaviota north of Highway 101 may be possible sites for future power plants since they were not designated for exclusion by the Coastal Commission. In the event that any new energy-related facilities are constructed in this portion of the coastal zone, the visual quality of the area will need protection.

Recent State park expansion has been characterized by development of facilities for recreational vehicles at high densities. At El Capitan, RV pads have been constructed adjacent to Highway 101. The landscaping, when mature, will mitigate some of the visual impacts of this development; however, it will also impede coastal views. Future development will need to be carefully sited and designed to avoid impacting visual resources in this area.

Between Tajiguas Creek and Arroyo Quemado, a number of billboards have been erected which detract from the scenic quality of the area. These will be subject to removal after May 1979. Residential development in the planning area is scattered and well-screened from the highway.

The development potential of the Gaviota Coast under the land use plan is limited; however, permitted development should be carefully sited and designed to be subordinate to the rural character of the area. Several policies in Section 3.4 are directed at protection of the visual resources of this area. For example, substantial areas south of U.S. 101, where the highway traveller is afforded ocean views, are designated as View Corridors and are thus subject to special policies regarding view protection. In addition, the plan recommends that this area be designated as a State Scenic Highway (Policy 4-9). Other visual resources in the area, which include the foothills and mountains to the north, are mostly outside the coastal zone and therefore not under Coastal Act jurisdiction.

Industrial and Energy Development

The majority of the County's energy-related facilities are located between Ellwood and Gaviota. The area includes nine facilities for processing of oil and gas, two marine terminals, as well as some onshore oil production activity. These facilities were built mostly during the 1960's to serve production in the State Tidelands. Production in the Tidelands has been declining historically; consequently, many of these facilities are functioning with considerable excess capacity. Production from State leases may increase temporarily if market conditions improve and producers are successful in applying enhanced recovery techniques within a more stringent regulatory environment. These sites also represent potential processing areas for oil recovered from Federal leases. Some of these facilities would need upgrading to become operational under current regulations.

Arco Ellwood Facility. Arco is currently upgrading its oil and gas processing facility near Ellwood, just west of the Sandpiper Golf Course, to handle increased production from Platform Holly in its State Tidelands lease. There is sufficient room on the 4.5-acre parcel to accommodate the present expansion plans; however, further expansion beyond the present site may be difficult. Production from the facility will be tankered from the renovated Aminoil marine terminal facility at Coal Oil Point.

Aminoil Ellwood Facility. Aminoil's activity on its 143-acre parcel west of Eagle Canyon dates back to the 1920's. While only a small number of the 60 onshore wells are currently producing, enhanced recovery could be applied to increase the number of producing wells. At one time, Aminoil had visions of using its acreage and an adjoining parcel, on which it holds an option, as a consolidated staging area for offshore production. While this is unlikely at the moment, the company still foresees possible offshore development of a platform on State lease 208 with associated onshore production and support facilities, and a new marine terminal which would replace the present facility at Coal Oil Point.

Shell Capitan Oil Facilities. Shell has been producing oil from wells in the vicinity of Corral Canyon for the past 40 years. Crude is processed at the site and is trucked to Shell's Santa Maria field, where it is blended with Santa Maria crude prior to transfer to a refinery. These facilities are scattered about the uplands area north of Highway 101, and are highly visible to motorists. Shell will continue to produce as long as it is economically feasible, and may consider tertiary recovery techniques.

Exxon Las Flores Canyon. Exxon purchased approximately 1,500 acres near Las Flores Canyon and planned to establish an oil and gas processing facility to handle production from its Santa Ynez unit. The oil and gas processing facility was approved by local and State agencies; however, Exxon found unacceptable the conditions imposed by the Coastal Commission allowing only interim use of a marine terminal pending a pipeline feasibility study. Exxon is now constructing an offshore separation and treatment facility which will float in Federal waters near Platform Hondo. Crude will be tankered from the offshore facility and gas will probably be brought onshore. Due to its size, the Exxon parcel may be a desirable location for consolidating facilities with those of other operators in the area. Exxon has a marine terminal at the mouth of Canada del Corral, although it is not operative.

More recently, the Pacific Offshore Pipeline Company, an affiliate of Southern California Gas Company, announced plans to construct a gas processing facility at the Las Flores site. The Company is proposing to purchase gas being developed by Exxon in the Santa Ynez unit and transport it to shore by pipeline. The proposed site for the facility is outside coastal jurisdiction although the pipeline will pass through the coastal zone.

Phillips Tajiguas Gas Facility. Phillips operates a gas processing plant on a narrow four-acre site just west of Tajiguas Creek, between Highway 101 and the railroad. The facility is well-shielded from the road. There is considerable excess capacity at the facility at present. Phillips currently has no plans to expand the facility.

Shell Molino Facility. Shell processes gas from the Molino field in its State Tidelands Lease on a 50-acre site north of Highway 101, in a small canyon (Canada de Huerta) just west of the County sanitary landfill site. There is considerable excess capacity at the facility and land for expansion up the canyon.

Getty Marine Terminal at Gaviota. The Getty marine terminal is the site of a major consolidated facility, though actual activity at the site has declined over the years. At one time, there was a small residential community established on the site for local employees, but this has been dismantled. The facility sits astride Highway 101. On the north, Chevron processes gas from offshore leases and Pacific Lighting Service and Supply Company operates a gas pumping station. South of Highway 101, Getty leases storage capacity to North County producers, who truck oil in and out as required. The marine terminal has not been operating for some time. Arco has a small oil and gas processing facility there also. Texaco's gas facility, not now in operation, lies on a separate parcel adjoining Getty's to the west.

Collectively, the parcels are screened from the road; although the storage tanks are visible, they have been painted a dull green to blend with the environment. Adequate acreage exists both within the Getty facility and the Texaco parcel for some expansion. Expansion would have to be assessed for impacts on adjoining State beach areas, particularly if activity at the marine terminal begins.

Other Facilities. Most of the coastal zone lands north of Highway 101 have not been designated by the Coastal Commission as inappropriate for power plants and thus represent potential development sites. However, the utilities have not announced any plans for such development in this area. There is also a small fish hatchery operation just west of Tajiguas Creek. It is located on a site proposed for acquisition by the State Department of Parks and Recreation.

Service System Capacities and Availability of Resources

Between Ellwood and Gaviota there are two service system extensions of the Goleta County Water District. A ten-inch water line serves existing residences in the Embarcadero subdivision, and a 33-inch pipeline extends west of Goleta to the El Capitan area. Both of these serviced areas are under the constraints of the Goleta Water District's moratorium. The remaining area, which is largely in agriculture, depends upon private wells.

The area between Ellwood Canyon and Gaviota was investigated by the USGS (1968) which concluded that the average annual recharge was 6,000 acre feet per year. Actual safe yield would be less because some subsurface outflow would be necessary to prevent seawater intrusion. Present pumpage in the Ellwood-Gaviota area is reported to be 1,720 acre feet per year.

The land use plan for the Gaviota Coast reflects the rural character of the planning area. Agriculture with 100-acre minimum parcel sizes is the dominant land use designation; thus, new development will be primarily accessory to the area's large-scale grazing and dry farming activities. Buildout under the land use plan allows for only 120 new units. The area's available resources are adequate to accommodate this level of rural development.

4.6.3 SUMMARY OF LAND USE PLAN MAP

In order to further the protection of agriculture along the Gaviota Coast and encourage concentration of development within the already urbanized areas of the South Coast, increases in minimum parcel sizes are proposed for lands between Ellwood and Gaviota. Much of the area is now zoned "U", permitting minimum parcels of 10 acres; there are also pockets of land zoned for 100-AL throughout the planning area. The land use plan would establish a blanket A-II-100 designation for all lands which are currently in agricultural use or have agricultural potential, thus discouraging further parcelization which would be detrimental to sustained orchard and grazing activities.

Areas which are currently serving offshore oil and gas development are designated for Coastal Dependent Industry. The Sunburst Store and Restaurant at Gaviota are designated as Visitor-Serving Commercial. The existing community of Arroyo Quemado and areas in the vicinity of the Ellwood Pier are shown as Rural Residential.

The proposed land use changes would reduce potential additional units along the Gaviota Coast from a theoretical 1,560 units under existing zoning to 120 units.

The land use plan also proposes an expansion of recreational opportunities along the Gaviota Coast to include the establishment of vertical easements at some eight popular informal access points. These access points would be connected by a proposed bicycle trail stretching from Santa Barbara to Gaviota. The plan also calls for the acquisition and development of new recreational sites to increase opportunities for coastal dependent and related recreational uses. Designated sites include Haskell's Beach, Dos Pueblos, Edwards and Tajiguas.

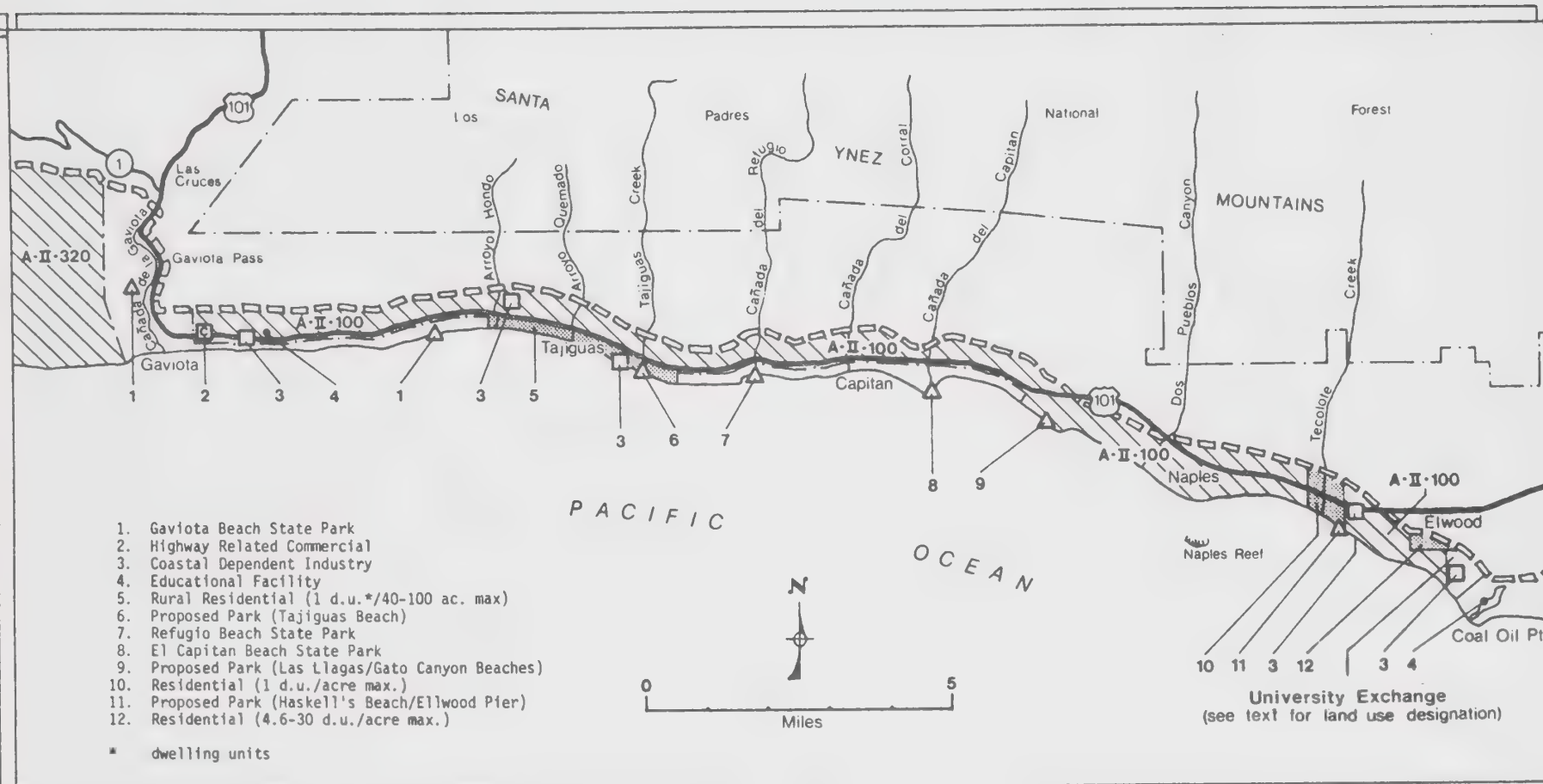


FIGURE 4-9

**Generalized Land Use Plan
Gaviota Coast Planning Area
County of Santa Barbara
Local Coastal Program**

--- COASTAL ZONE BOUNDARY



4.7 North Coast

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4.7 THE NORTH COAST

4.7.1 CHARACTER OF THE PLANNING AREA

The coastal boundary sweeps northward at Gaviota, taking in the watershed of the Santa Ynez Mountains, narrows at Jalama, then moves inland again to encompass the Guadalupe Dunes and the Santa Maria River mouth. (Vandenberg Air Force Base is not subject to local land use controls.) Notable features of this 64-mile stretch of coastline include broad coastal terraces and bluffs, rolling oak woodlands, grasslands, spectacularly rugged coastal headlands, and coves.

Hollister Ranch, which extends from Gaviota State Beach Park west to Cojo Creek and includes some 14,400 acres, consists of a broad coastal terrace intersected by coastal streams, several of which are perennial. The Ranch is famed for its pristine coastline and its prime surfing points which include Drakes Bay, St. Augustines, and Cojo Bay, the proposed site for an LNG facility.

In recent years, the Hollister Ranch has been subdivided into 135 ranch estates of approximately 100 acres each. Some 50 single family homes have now been constructed on the Ranch; the homes are often accompanied by accessory dwellings, some agricultural development, and reservoirs. An extensive network of roads has been built to serve the residential development. Other developments on the Ranch include three beachside cabanas which are located along the coastline, and the Hollister Ranch Guard Station, immediately west of Gaviota State Beach Park. All of the Hollister Ranch is in an agricultural preserve.

To the west and north of the Hollister Ranch is the Bixby Ranch, totaling some 24,000 acres. This expansive holding comprises two subareas known as the Jalama and Cojo Ranches, which meet at the San Julian Ridge. Cojo Ranch lies south of the ridge and has panoramic views of the coast. Portions of the area generally known as the Cojo Ranch are not owned by Bixby; Chevron and Arco also have extensive land holdings in the area. Jalama Ranch, to the north, takes in much of Jalama Creek's extensive drainage and forms a nearly complete watershed.

Cojo Ranch's coastal terrace is very broad and is bisected by ephemeral stream courses. Government Point and Point Conception are its most outstanding features. Government Point is a massive, flat-topped promontory with a deep and often quiet cove immediately to its eastern shore. Point Conception, by contrast, is a jagged promontory surrounded by turbulent waters. The Point Conception lighthouse and its ancillary structures fuse with the rugged topography, making the area a well-known landmark.

The Point Conception area is of great interest to biogeographers. As a result of the seaward movement of the relatively cold California current north of Point Conception, a cold water biota is found north of Point Conception and a different warm water biota occurs south of the Point.

The area between Point Conception and Jalama Beach County Park is comprised of rocky intertidal areas, broad sandy beaches, and a coastal wetland at the mouth of Jalama Creek.

From Jalama Beach County Park north to the State Park near Point Sal the entire coastline is under the jurisdiction of Vandenberg Air Force Base and is restricted to the public except for areas adjacent to Ocean Beach County Park (Surf) at the mouth of the Santa Ynez River. The Surf area includes wetland and dune habitats.

Point Sal, to the north, besides being of biological interest because of its distinct and well-developed plant communities and the species composition of its rocky intertidal area, is one of the most picturesque points in the County. Its rugged scenic features extend to Mussel Point, another jagged coastal promontory. Three large natural bridges have been carved out of Mussel Point by wave action. Dunes in the vicinity of Mussel Point reach a height of 450 feet and then gradually taper off in elevation as one moves north. The dune environment continues to the Santa Maria River mouth which forms the northern boundary of the planning area. A small County park and the Thriftway oil drilling operation are situated just south of the river mouth.

4.7.2 PLANNING ISSUES

Urban/Rural Boundary

This area is entirely rural. Agriculture is the principal land use, including large-scale grazing and vegetable production. Non-agricultural uses are limited to some low-density residential development on the Hollister Ranch and scattered energy-related development.

Agriculture

Agriculture in the coastal zone from Gaviota to Point Conception and north to the San Luis Obispo County line encompasses the grazing operations of Hollister and Bixby Ranches, as well as multiple crop vegetable production and grazing southwest of Guadalupe.

Of the 14,400 acres on the Hollister Ranch, about 100 acres are irrigated for intensified agricultural uses (some 60 acres are planted to avocados, with the balance of the irrigated acreage in flower production). An estimated 1,000 acres are used for dry farming, i.e., production of oats, barley, wheat, etc. The Ranch is entirely in agricultural preserve and zoned 100-AL. Soils are non-prime, except for patches of Class II soils close to the coast.

The Bixby Ranch comprises 24,000 acres and is primarily a livestock operation. There are from 3,000 to 4,500 head of cattle on the Ranch at this time. Most of the Ranch is in agricultural preserve except for two areas in the western portion south of Jalama Road, an area east of Government Point, and Jalachichi Basin. One area known as the Ramajal Field is irrigated for agricultural production. Soils are almost exclusively non-prime. Zoning is 100-AG, 100-AL, and U.

From Point Sal to the San Luis Obispo County line, there are about 2,000 acres in large-scale grazing and vegetable production. Most of this area is in agricultural preserve; it is currently zoned 100-AG with some U zoning along the Guadalupe Dunes. To sustain the long-term viability of agricultural lands, large-lot zoning is needed throughout this area.

The land use plan recognizes that the prevailing 100-acre zoning in the North Coast area does not represent a viable minimum parcel size for agricultural grazing operations. According to the Agricultural Extension Service of the University of California, a minimum of 1,800 acres is needed for viable cattle ranching. The inappropriateness of the 100-acre minimum is further evidenced by the recent subdivision and development of the Hollister Ranch. As a result of parcelization into 100-acre holdings, agriculture on the Ranch has become secondary to residential uses, an amenity to a rural lifestyle rather than an economically viable activity. Moreover, development even at the low densities allowed on the Ranch has resulted in increased demand on limited water resources, the construction of impoundment reservoirs, and scarring of formerly pristine hillsides to accommodate service roads and houses.

Clearly, such development is contrary to the Coastal Act goal of preserving agricultural lands. In recognition of the conflict between local zoning and Coastal policy, the land use plan specifies a higher minimum parcel size for agriculturally designated lands on the North Coast to strengthen agriculture as the principal use. A 320-acre minimum parcel size is stipulated. This is a one-half mile square parcel, which, although well below the required minimum for viability, would strengthen agricultural use and reduce the number of potential new parcels and attendant residences by 70 percent. In addition, under the provisions of Policy 8-9 (see Section 3.8), development on the large ranches in this area would be allowed only when necessary to subsidize an agricultural operation that is no longer viable. Resources and public services would have to be adequate to serve such development and clustering of structures would be required to retain the maximum amount of land in agricultural use.

Coastal Access and Recreation

There are only four areas along this 64-mile stretch of coastline that provide opportunities for public access and recreation: Rancho Guadalupe County Park, Point Sal State Park, Ocean Beach County Park, and Jalama Beach County Park. These four parks represent a total of 1.3 miles of linear ocean frontage.

The roads leading out to Jalama and Point Sal are narrow and winding. Jalama Beach provides 105 camper sites; the other three parks are restricted to day use only. Point Sal provides no facilities, and at Guadalupe the facilities are limited to trash cans and portable toilets. Although the County does not own any beach frontage at Ocean Beach County Park, Vandenberg Air Force Base allows unrestricted public access along 3.5 miles south of the park. (Access is closed during missile launches.) The five miles of beach north of the park are open on weekends and holidays during daylight hours to the first 50 people; however, prior permission must be obtained from the Base Game Warden.

There is a substantial amount of informal use of beaches in this planning area. Some of the best surfing in California is found along the Hollister Ranch. Most surfers gain access to the Ranch by boat. The Guadalupe Dunes area has become a popular area for dune buggy enthusiasts. Most of the use is on privately owned land south of the County Park to Mussel Point. This activity is having adverse impacts on plant communities and archaeological resources in the area. The dune buggies also pose hazards to others using the beach for fishing and walking. Point Sal and Guadalupe Dunes have become popular spots for hang-gliders in recent years. At Point Sal, extensive foot traffic on the bluffs may be contributing to increased erosion. At Guadalupe, the problems caused by hang-gliders are similar to those of the dune buggies, since vehicles are used to transport the hang-gliders out onto the dunes.

Lack of roads and military restrictions present the principal barriers to expanding opportunities for access and recreation in this planning area. Neither the County nor the State has any immediate plans for acquisition in this area. Opportunities for limited, low intensity recreational uses, such as a hiking trail along portions of the coast, are needed; however, careful planning will be necessary to ensure that the extensive natural resources (i.e., dunes, marine organisms, plant species) are protected.

The land use plan makes several proposals for expansion of public recreational opportunities in the North Coast. These include recommendations for coastal hiking trails along the Bixby and Hollister Ranches and expansion of the public parks at Jalama and Guadalupe. (Refer to Section 3.7 for details.)

Habitat Areas

Gaviota to Jalama

The coastal zone broadens at Gaviota to take in many natural communities. The entire area is rural and is, therefore, a pristine environment for many of the common native animal species such as the red-tailed hawk and mule deer. The area is characterized by plant communities such as dense stands of southern oak woodland, coastal sage scrub, chaparral, and grasslands areas with individual coast live oak trees. Endangered plants in this area include Eriodictyon capitatum, Cirsium routhophilum, and Dicentra ochroleuca. California walnut, Juglans californica, is a disjunct plant species found along Jalama Creek.

An area of special botanical interest is Jalachichi Summit. Bishop pine (Pinus muricata), a tree rarely found in Santa Barbara County, persists here with other north coast vegetation, an unusual occurrence in an area dominated by chaparral and grassland.

Marine habitats include pristine rocky headlands and tidepools, harbor seal hauling grounds, and kelp beds. Many interesting intertidal invertebrate habitats (headlands and tidepools) are found along the coastlines of the Hollister and Bixby Ranches at such points as Razorbacks, Drakes, Panoches, and Ranch House Point. Harbor seals are found at Drakes and Panoches. Other portions of this coast may also be suitable habitats for the seals. Offshore fishery resources include steelhead, spiny lobster, squid, clams, halibut, rock crabs, and abalone, as well as some of the most productive kelp beds in California.

The riparian habitats from Gaviota to Jalama consist of twelve perennial and fourteen intermittent creeks. Since riparian areas support a large number and diversity of species, these creeks warrant protection. Jalama Creek is large and located almost entirely within the coastal zone boundary. This creek is very scenic and supports many water-loving organisms such as the western pond turtle and Monterey salamander. In addition, a small wetland is located at the Jalama Creek mouth.

Surf, Point Sal, and Guadalupe

Spectacular and unique coastal environments are found in the coastal area from Vandenberg Air Force Base north to the San Luis Obispo County border. Large and extensive sand dunes, scenic coastal bluffs, offshore rocks, interesting intertidal areas, and a wetland are the environmentally sensitive habitats in this portion of the Santa Barbara County coastline.

One of the most distinctive and sensitive ecosystems within this coastal area is the dune habitat. The Gudalupe Dunes extend from the mouth of the Santa Maria River south to Mussel Point. The dunes are as high as 450 feet in some places, and an endangered bird, the Least Tern nests in various locations in the dune complex. Unauthorized offroad vehicle use here has scarred much of the area.

The Santa Maria River mouth consists of 40 to 50 acres of tidal mudflat area and is a good waterfowl and shorebird habitat. Endangered plant species found in the wetland and dunes area include Castilleja mollis, Cirsium rhotophilum, C. loncholepis, Erigeron foliosus, and Monardella crispera. In addition to the Santa Maria River, another perennial stream, Corralitos Canyon, is located near the inland coastal zone boundary.

Point Sal is located just south of Mussel Point and is a highly scenic area. Many of the plant communities here are in excellent condition. Of special note is the coastal bluff vegetation on the steep cliff slopes at Point Sal. This is the best example of the coastal bluff community on the Santa Barbara County mainland, and, in the spring, giant coreopsis covers the bluffs with yellow blooms. Rare plants such as Sanicula hoffmannii, Dudleya blockmanae, and Dichondra donnelliana are also in the vicinity.

The intertidal area at Point Sal shows outstanding numbers of invertebrates and is an interesting example of intertidal zonation. Just offshore is Lion Rock, a seabird roosting and sea lion habitat.

Commercial and fishery resources in the vicinity of Point Sal include abalone in rocky areas, Pismo clams and, at 10-40 fathoms, vermillion, lingcod, bocaccio, olive, blue, yellowtail, whitebelly and rosy rockfish.

The entire Surf area is under Federal jurisdiction with the exception of a 36-acre park belonging to the County. The wetland area of the Santa Ynez River adjacent to the park consists of salt marsh, mudflats, shallow tide channels, and open water, and is frequented by many water-associated birds. Another significant ecosystem, the Surf dunes, is in the vicinity of the County park. Recreational uses of the Surf area need to be regulated to protect the resource values of the area.

Environmentally sensitive habitat areas found in the North Coast area are designated on the land use plan maps. Policies addressing their protection are found in Section 3.9.

Hazards

The coastal zone from Gaviota to Point Arguello is in a high seismic hazard area. Except for a high seismic hazard band between Purisima Point and Point Sal, the remaining coastal area lies in a moderate hazard zone. The most significant faults are the Santa Ynez Fault, including its north and south branches, and the Pacifico Fault, which are in the Bixby/Hollister area; several other faults lie in the vicinity of the North Coast, including the Honda Fault, Lion's Head Fault, and Pezzoni Fault.

Tsunami hazards are limited to the mouth of the Santa Ynez and Santa Maria Rivers, and to a small beach area between Purisima Point and Point Sal. Large sections of the coastline between Gaviota and Point Arguello, including substantial sections inland at Hollister and Bixby Ranches, are subject to high slope instability, while areas north of Point Arguello along the coast are generally stable.

Due to low population densities and lack of development, damage resulting from beach and bluff erosion has been minimal. In a number of locations, attempts have been made to protect the railbed by erecting seawalls at the toe of the cliff.

Fire hazard is moderate along the coastal terrace between Gaviota and Point Arguello and becomes extreme along the rest of the North Coast. Detailed information is not available on flood hazards outside of urban areas. Hazards would be concentrated in the numerous canyon beds which could be flooded on a seasonal basis. The Santa Ynez River is subject to extensive flooding conditions in the valley areas, but this is outside the coastal zone.

Since the North Coast is not planned for urban development, these hazards do not pose major threats to life or property. Allowable development is subject to the hazards policies in Section 3.3.

Housing

Since large-scale agricultural operations and a rugged coastline characterize this area of the coastal zone, housing is primarily incidental to agricultural uses. This pattern should be continued.

Commercial Development

There are currently no commercial visitor-serving facilities in the North Coast. The only opportunities for public access to the coast are provided by parks at Jalama, Surf, Point Sal, and Guadalupe. The land use plan makes no provision for visitor-serving facilities in the North Coast because such use would lead to conversion of agricultural lands inconsistent with Section 30222 of the Coastal Act. At such time in the future as there is a need to allow urban development to subsidize existing agricultural operations, a visitor-oriented use could be considered. (See Policy 8-9 in Section 3.8.)

Visual Resources

The scenic quality of the coastal zone in the North Coast planning area is outstanding. The rural character and tremendous diversity in landscapes combine to make this area a visual resource of national significance. Most of the coastal zone north of Point Sal State Park has been designated as a National Natural Landmark due to its unique scenic and

resource values. The land use plan designates the majority of the North Coast as Agriculture II, which will protect the area's rural character and scenic quality. General policies directed at the protection of visual resources are contained in Section 3.4.

Between Gaviota and the Santa Maria River, public access roads are extremely limited. The principal corridors to the ocean are along Jalama Road to Jalama Beach County Park, Route 246 to Ocean Beach County Park, Brown Road to Point Sal, and West Main Street to the Guadalupe Dunes. While the corridors themselves provide beautiful rural views, views to the ocean and along the coast are generally not available until the public areas are reached at the ends of the roads. Therefore, no view corridors are designated on the land use plan maps.

Industrial and Energy Development

Energy facilities are limited to isolated locations in the area between Gaviota and the Santa Maria River. Union has production and processing facilities at Government Point and a marine terminal at Cojo. Thriftway has a small production island along the beach at Guadalupe. Activity in this area may increase. Both Husky and Union have leases south of the Santa Maria River and plan to conduct exploratory oil drilling in this area. The Public Utilities Commission has selected Point Conception for the location of a liquefied natural gas terminal. Additionally, the State Coastal Commission, in its power plant siting study, has indicated the location of a pipeline corridor through the Guadalupe Dunes for possible connection to a potential inland thermal power plant location. Finally, lease sale #53 could lead to an increase in offshore exploration and production activity which may impact the coastal zone due to the need for onshore facilities to support oil and gas development and the possibility of oil spills.

The land use plan designates Union's marine terminal and processing facilities as Coastal Dependent Industry. Policies governing future energy development in the coastal zone are found in Section 3.6.

Service System Capacities and Availability of Resources

There are no public water or sanitary services provided in the North Coast planning area. Groundwater resources are sparse; the Santa Barbara County Water Agency has estimated that the safe yield of the groundwater basins in the Point Conception area is something less than 2,000 acre feet per year. For this reason, there is limited irrigated agriculture, and residential units are completely dependent on private wells and on-site waste systems. Existing water resources are adequate to serve the 257 additional units that would theoretically be possible under the land use plan for the North Coast.

4.7.3 SUMMARY OF LAND USE PLAN MAP

For the Point Conception, Guadalupe Dunes and Point Sal areas which comprise the North Coast, the land use plan proposes a substantial increase in minimum parcel size requirements. Most of the area, now zoned for 10 and 100-acre minimum parcels (U and 100-AL respectively), would be designated A-II-320 in the land use plan requiring minimum parcels of 320 acres. This increase is deemed appropriate because the land holdings (i.e., Bixby Ranch) are generally very large and could be subject to extensive parcelization under existing zoning. Such parcelization could undermine sustained ranching operations and thus jeopardize the agricultural viability of the entire area.

Existing zoning would permit up to 883 potential additional units, while the proposed land use plan would reduce the number of new housing units to 257.

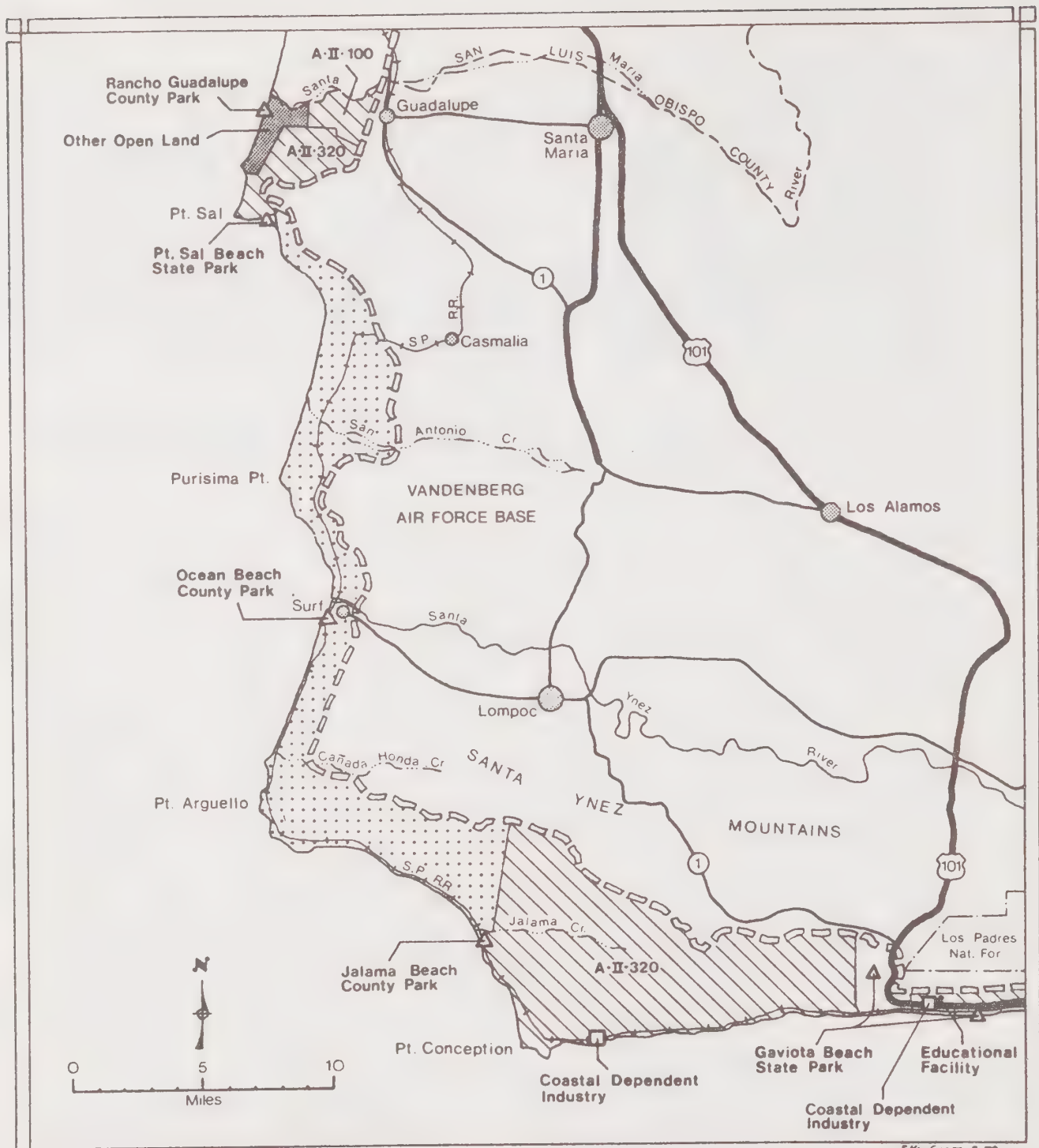


FIGURE 4-10
Generalized Land Use Plan
North Coast Planning Area
 County of Santa Barbara
 Local Coastal Program

— — — COASTAL ZONE BOUNDARY
 LAND UNDER FEDERAL JURISDICTION

Land Use Designations — see text for definitions

- COMMUNITY FACILITIES
- INDUSTRIAL
- OPEN LAND USES
 - ▨ AGRICULTURE II (100-320 acre min.)
 - △ RECREATION (existing parks)
 - OTHER OPEN LAND



4.8 THE CHANNEL ISLANDS

The Channel Islands that lie within the County of Santa Barbara are San Miguel, Santa Rosa, Santa Cruz, and Santa Barbara. San Miguel and Santa Barbara Islands are owned and managed by the Federal Government. Only the islands under the jurisdiction of the County of Santa Barbara (i.e., Santa Cruz and Santa Rosa) are discussed here.

4.8.1 SANTA CRUZ ISLAND

Santa Cruz Island is located in the Santa Barbara Channel, 19 miles south of the mainland. The largest of the Channel Islands, Santa Cruz Island is 24 miles long, ranges from 1.5 - 6.6 miles in width, and has approximately 60 miles of coastline. Santa Cruz Island is 62,000 acres in size.

Santa Cruz Island is the most topographically varied of all the islands. The highest point on the island is 2,450 feet; it is flanked on the east and west by a range of peaks, many of which reach an elevation in excess of 1,700 feet. The predominant central valley, which lies below the southern slope of the main ridge, runs approximately east-west along a fault bordered by volcanic and sedimentary rock ridges. Although the coastline is steep and rugged, this island has many anchorages and landings. Other interesting features of the coastline include sea caves and pocket beaches.

The vegetation on Santa Cruz Island is diverse. Plant communities here range from somewhat open communities such as grasslands, coastal sage scrub, and chaparral to wooded groves of oak woodland and closed cone pine forests. The central valley and narrow central region of the island are characterized by grasslands and oak woodland. Coastal sage scrub is found on south-facing slopes on the south side of the island, while chaparral and woodlands are found along the moist canyons and north-facing slopes.

Land Use

Recreational and commercial uses of the waters surrounding Santa Cruz Island are increasing. Access to the general public is available only by private boat and yachtspersons anchor at the many small harbors throughout the island. A permit with conditions and restrictions for the purpose of protecting the island's resources is required from the private owners in order to land on Santa Cruz Island. On land, recreational uses such as hiking are limited to daytime. Sport and commercial fishing take place around Santa Cruz Island; skindivers harvest abalone, rock scallop, California Sheephead, spiny lobster, kelp bass, and other species.

The western 55,000 acres of Santa Cruz Island are operated as a cattle ranch. The base of this operation is a ranch in the central valley; cattle

are transported to and from the island by boat. Recently, the Nature Conservancy purchased 12,500 acres and negotiated a conservation easement for the remaining 42,500 acres of this cattle ranch. The eastern portion of the island, bordered on the west by a ridge of low mountains, is operated under separate ownership for sheep grazing. On this sheep ranch, a group of buildings and a house for the ranch foreman are located at Scorpion anchorage. Other structures on this portion of the island include a group of buildings at Smuggler's Cove.

Feral pigs and feral sheep also range on the rugged northern portion of the island. A hunting club, housed at Christy Ranch, and an archery club serve a function in the control of these destructive animals.

Another important activity on Santa Cruz Island is research. Two research station installations are located in the valley; the University of California field station approximately one mile west of the cattle ranch headquarters and the General Motors Research station to the east at Valley Anchorage. Permission has also been granted to other researchers and/or institutions to conduct biological research on the island.

A naval communications station is located atop a ridge running near the middle portion of the island. The Coast Guard maintains a navigation light on Gull Island on the south side of Santa Cruz Island.

4.8.2 SANTA ROSA ISLAND

Santa Rosa Island is located three miles east of San Miguel Island, six miles west of Santa Cruz Island, and approximately 27 miles from the mainland coast. Santa Rosa is about 14.5 miles long and 10 miles wide. It is the second largest of the Channel Islands with 53,000 acres.

The 45-mile shoreline of Santa Rosa Island ranges in character from rocky sea bluffs to sandy beaches. Dunes of various ages are found near the east, west and north sides of the island and scenic sea caves also dot the shoreline. Compared to Santa Cruz Island, the topography of Santa Rosa Island is of lower relief. The highest point on the island is Soledad Mountain at 1,574 feet in elevation. Soledad Mountain is located near the center of the island. On the north and east shore there are a number of canyons, many of which are the result of recent dissection of marine terraces.

Much of Santa Rosa Island is annual grassland. The grassland community covers virtually all of the flat terraces, slopes and rolling ridge tops of the island. Coastal dune vegetation is found on the dunes on the east, west and north sides of the island. On the south side of the island, there are some areas of scrub vegetation.

More variety is found in the gullies and canyons where trees such as oak and toyon are found. The best developed vegetation includes the grove of torrey pines on the coast east of the ranch; and the oaks, toyon, willows, and island cherries in Lobo Canyon. These species plus island ironwood and pines are found on the north slope of Black Mountain. Willows and eucalyptus trees occur near the ranch.

Santa Rosa Island is very windy, and this has given a windpruned aspect to the vegetation on the seaward exposures and along the crests of ridges. In the more protected canyons and leeward slopes, the vegetation attains a more upright aspect.

Land Use

Because Santa Rosa Island is fairly remote and lacks suitable anchorages, it is not intensively used for recreation. A landing permit system is also in existence on this island.

As with all of the Channel Islands, the offshore area of Santa Rosa Island is used for commercial and recreational fishing. The California Department of Fish and Game reports that spiny lobster, abalone, rock scallop, rockfish, kelp bass, and California sheephead have been taken by skindivers in these waters.

The major land use activity on the island is cattle grazing. Vail and Vickers maintain ranching facilities and a pier on the Channel side of the island at Beecher's Bay. The cattle boat operated for this island also provides transportation for the livestock on Santa Cruz Island.

Feral pigs are also found on Santa Rosa Island. Groups are occasionally permitted to hunt introduced Roosevelt Elk and Kaibab mule deer on this island.

Several military installations have been developed on the island and have been abandoned. These installations include an air base with a pier at Johnson's Lee along the south coast as well as radar installations located on the high peaks above Johnson's Lee. Many passable roads originate from Beecher's Bay and stretch out across the island. These roads connect with Southwest Anchorage, Johnson's Lee, and the high western portion of the island.

4.8.3 RESOURCES OF SANTA CRUZ AND SANTA ROSA ISLANDS

Marine Mammals

Taken together, the Channel Islands of Southern California host the largest, most diverse pinniped population to be found in the temperate waters of the world and represent a mix of northern and southern faunal types. Santa Cruz and Santa Rosa Islands, alone, now provide relatively undisturbed hauling grounds for harbor seals and sea lions only. In the 1950's, a Steller sea lion rookery was noted on the south side of Santa

Rosa Island and the potential for reestablishment of this species exists. The Guadalupe fur seal and the California sea otter are two other marine mammal species that once existed on Santa Cruz and Santa Rosa Islands. These species are currently extending their ranges and may one day reestablish on these islands.

Land Mammals

Relatively few land mammals exist on Santa Cruz and Santa Rosa Islands. The most conspicuous animal, the island fox (*Urocyon littoralis*), is listed as rare by the California Department of Fish and Game. This animal is distributed throughout the islands. The subspecies, *Urocyon littoralis santacruzae*, is found on Santa Cruz Island and *U. littoralis santarosae* is found on Santa Rosa Island. There are other uncommon or endemic animals such as spotted skunk, Santa Cruz island gopher snake and the Pacific slender salamander on these islands. Several species of rare and endangered snails and slugs are also found on both islands.

Seabirds

Islands are important seabird habitats, although current seabird populations on the islands are only remnants of what they once were. The seabirds in the area of Santa Cruz and Santa Rosa Islands use a wide variety of marine and coastal habitats. Island cliffs, bluffs, and offshore islets are utilized for nesting, while nearshore waters, inter-island channels, and oceanic waters of the California current are utilized for feeding and rafting. Brant's Cormorant, Pelagic Cormorant, and Pigeon Guillemot nest on Santa Cruz and Santa Rosa Islands. In addition, Western Gull and Cassin's Auklet nest on Santa Cruz Island. The California Brown Pelican has been known to nest on Scorpion Rock at Santa Cruz Island and is accorded special protection by the California Department of Fish and Game as a rare and endangered species.

Land Birds

The number of land bird species on Santa Rosa Island is limited, largely due to low habitat diversity. Santa Cruz Island supports 40 to 50 species of resident land birds; however, this number of species is relatively small in comparison to similar habitats on the mainland. About a dozen of these birds are subspecies endemic to the islands. The unique Santa Cruz island scrub jay is a well-differentiated island race. Formerly, the Southern Bald Eagle, and American Peregrine Falcon, nested on Santa Cruz and Santa Rosa Islands.

Plants

Many outstanding plant communities and interesting rare and endemic plants occur on Santa Cruz and Santa Rosa Islands. Of all the California Islands, Santa Cruz supports the largest number of plant communities due to its large size and varied topography. Closed cone pine forests (*Pinus muricata*) can be found in several areas. Some elements (*Acer macrophyllum*,

Arbutus menziesii, etc.) of the mixed evergreen woodland community are found on a few canyons on the north side of the island. A unique type of woodland, the Channel Islands woodlands, is well represented on Santa Cruz Island, where it is characterized by Cercocarpus betuloides var. blancheae, Heteromeles arbutifolia, Lyonothamnus floribundus, Prunus lyonii, Quercus agrifolia, Quercus macdonaldii, and Quercus tomentella. Chamise chaparral, coastal sage scrub, and Channel Islands chaparral can also be found on Santa Cruz Island. Patches of native grasses still persist on portions of Santa Cruz Island in spite of heavy grazing.

There are relatively few trees on Santa Rosa Island. These include three types of oak, two pines, cottonwood, cherry, and ironwood. Of these trees, the island ironwood (Lyonothamnus floribundus ssp. asplenifolius), island oak (Quercus tomentella), and island cherry (Prunus lyonii) are found only on the California Islands. The Torrey Pine (Pinus torreyana) is found only on Santa Rosa Island and at one mainland locality, Del Mar, twenty miles north of San Diego. Santa Rosa Island has three endemic plant taxa: Dudleya blochmanae ssp. insularis (Live Forever), Arctostaphylos confertiflora (Manzanita), and Gilia tenuiflora ssp. hoffmannii (Gilia).

Another interesting resource that adds to the educational and research value of Santa Cruz Island is the Willow Creek fossil flora located in Sauces Canyon. These fossil remnants of pleistocene plant association that are currently extinct on the island add to the knowledge of ancient plant distribution and climates.

Intertidal Areas

Due to their location in a transition zone between northern and southern faunal regions, Santa Cruz and Santa Rosa Islands support a rich diversity of intertidal life. Invertebrate species such as barnacles, abalone, anemones, starfish, and crabs occur in greater abundance on the islands than on the mainland. The extensive rocky areas, superior water quality, and relatively undisturbed nature of the Santa Cruz Island and Santa Rosa Island intertidal areas contribute to this abundance and diversity. These coastal waters provide a valuable resource for educational, scientific, recreational, and commercial fishing interests alike. In addition, these rocky intertidal areas are important food sources for seabirds and marine mammals.

Because these resources are so valuable and are vulnerable to disturbance from oil spills, poor water quality, and over-harvesting, their importance has been recognized by inclusion in a California oil and gas sanctuary which prohibits oil development within a three-mile area. In addition, the State Regional Water Quality Control Board (RWQCB) has designated the islands as an "Area of Special Biological Significance." The islands were designated because they were found to contain "biological communities of such extraordinary, even though unquantifiable, value that

no acceptable risk of change in their environments as a result of man's activities can be entertained." (RWQCB)

Historic and Archaeological Resources

Humans have a long history of occupation on the islands. Radiocarbon dating of a human femur by Phil Orr of the Santa Barbara Museum of Natural History suggests human occupation of Santa Rosa Island at least 10,000 years before the present. The most recent of the Indian cultures on the islands was the Canalino Chumash. These Indians occupied the islands at various population densities until their demise in the early nineteenth century after contact with European disease and culture. Early Spanish explorers visited the islands as early as the mid-sixteenth century. By the mid-nineteenth century, white settlers arrived and introduced grazing animals, a use which persists to the present.

This rich history of exploration and settlement has produced some of the most outstanding examples of archaeological and historical resources in the coastal zone of California. Many of the archaeological sites on the islands are relatively undisturbed. Reasons for this include the lack of development, relative isolation, and few burrowing rodent populations to disturb sites. The excellent stratification of the island sites are of special interest to researchers.

Research and Education

These extraordinary biological and cultural resources have made the islands invaluable for scientific and educational studies. Scientists are provided with many unique and rare species of plants, animals, birds, fossil forms, and geological structures to study. Biologists, for example, are able to compare island and mainland individuals of similar species and the phenomena of island endemism, gigantism, and dwarfism. The historical and archaeological resources provide valuable records for study of earlier cultures and societies due to the uniqueness and pristine condition of many of the sites.

4.8.4 COASTAL ACT POLICIES

The policies from Chapter 3 of the Coastal Act which are most pertinent to the planning issues for the islands include:

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if: ... (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; ...

30250. (a) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. ...

4.8.5 PLANNING ISSUES

Santa Cruz and Santa Rosa Islands are relatively isolated; access is not readily available to the general public, and development pressures have not been great. However, the Channel Islands are nationally known for their unique and undisturbed habitats, natural beauty, and cultural significance. Therefore, these islands require special protection from incompatible land uses to protect their incomparable resource values.

Existing and potential threats to island resources are discussed below.

Feral Animals

Uncontrolled grazing by feral animals has resulted in the greatest destruction to island natural resources of any activity on Santa Cruz and Santa Rosa Islands. Although grazing activity is now appropriately managed in most areas, sheep and cattle overgrazing in the past caused the decline of native grass species in the same manner as on the mainland. Feral sheep from the early days have persisted in large areas on Santa Cruz Island. (There is a controlled sheep ranching operation on the eastern portion of Santa Cruz Island.) Currently a hunting club keeps the number of feral sheep down but total eradication, an extremely difficult task, is needed to solve the problem. Severe erosion is occurring in areas where sheep have removed most of the vegetation, and overgrazing is preventing the regeneration of new plants. Feral pigs are also found on Santa Rosa and Santa Cruz Islands where they cause extensive disturbance and destruction by uprooting native herbs in the moist grasslands.

Recreational Trespass

The islands, particularly Santa Cruz Island, are popular destination points for yachtspeople, and the number of vessels visiting the islands increases each year. Unfortunately, not all people who go ashore obtain landing permits which specify strict rules on allowable uses. As the unauthorized recreational uses increase, impacts from these uses may result in greater disturbance of the islands' ecosystem. These include disturbance to animals, trampling of plants, frightening of marine mammals, trail development, and collection of intertidal organisms. Because species have smaller populations on islands and recolonization from the mainland or other islands is less likely, plants and animals are more vulnerable to local extinction. It is possible that the numbers of native island species could decline if human traffic increases from the present relatively low level without proper management. Archaeological sites may also be threatened by vandalism with increased recreational use.

Other current issues which result from uncontrolled recreational uses include problems of litter, sewage disposal, and safety. Sewage dumped from boats into the more popular harbors may be affecting marine water quality and garbage and litter are being left on the islands. Also, wildfire potential increases with recreational use as does the probability of people being lost or injured. While the small anchorages and natural harbors provide adequate protection for boats during fair weather, the waters surrounding the islands can be exceedingly hazardous during storm conditions. These problems may increase without proper management of recreational uses in the future.

Commercial and Sport Fishing

Although the islands' intertidal and subtidal areas are still quite rich in commercial and game species, conflicts occur now between commercial and sport fishermen. Regulations differ for the two groups, and each believes the other may contribute to depletion of these resources. There is some sentiment among members of the local scientific community that a subtidal marine reserve should be established to allow for repopulation of depleted species. The specific area that has been suggested is on the west end of Santa Cruz Island between West Point and Black Point.

Energy Development

Energy development in the Channel may threaten the islands. Oil development will increase as a result of Lease Sales 35 and 48, as will the amount of tanker traffic in the Channel. Oil spillage will, therefore, continue to pose a constant threat to island resources. In addition, a site near China Harbor (Santa Cruz Island) was considered for a potential LNG plant. Of the four offshore sites evaluated, this site was found to be least appropriate because of potential impacts on coastal resources. It is possible, however, that other industrial uses may be proposed in the future. It is unlikely that the impacts of major energy or industrial facilities could be mitigated to avoid irreversible impacts on island resources.

Space Shuttle

Plans to launch the space shuttle over the northern Channel Islands, with attendant sonic booms of staggering proportions, could physically destroy much of the rocky cliff habitat and seriously threaten breeding populations of seabirds and marine mammals. Careful analysis and monitoring of these threats is necessary to insure adequate protection of the islands.

4.8.6 LAND USE PLAN PROPOSALS

Land Use Designations

The islands have been used for low-intensity agriculture for many years; a major change in this historical land use could have significant unbalancing effects on the present equilibrium of the ecosystem. Therefore, Santa Rosa and Santa Cruz Islands are designated as Agriculture II. The minimum permitted parcel size is 320 acres.

A separate set of resources maps showing all known environmentally sensitive habitat areas has been prepared for the islands. All development within these habitat areas shall be subject to the specific habitat protection policies in Section 3.9. (Archaeological and historical sites are not mapped.)

Policies and Actions

The following policies and actions are proposed to ensure long-term preservation of the natural resources of Santa Cruz and Santa Rosa Islands:

- Policy 1: Agricultural activities shall be carried out in a manner consistent with the maintenance of natural flora and fauna, preservation of soils and topography, and protection of the quality of surface and subsurface waters.
- Policy 2: Prior to issuance of a permit for any grading or construction, the site to be disturbed shall be inspected by both a qualified archaeologist and biologist, to be selected jointly by the applicant and the County. If archaeological or environmentally sensitive habitat resources are found, measures to mitigate or avoid impacts shall be required for issuance of a permit.
- Policy 3: Introduction of any non-native animal, other than cattle, sheep, horses, dogs, and domestic fowl, or plant species which could be detrimental to the ecological equilibrium of the islands is prohibited.
- Policy 4: Construction of major facilities for commercial and/or recreational purposes is prohibited. In this context, major harbor facilities mean development involving construction of breakwaters, permanent slips and/or moorings, or related commercial support facilities (i.e., gas stations, restaurants) for use by visitors to the islands. Upgrading or expansion of existing pier facilities for agricultural, educational, scientific, or low-intensity public recreational purposes may be allowed with a conditional use permit.
- Policy 5: Light recreational uses, both public and private, may be allowed with a conditional use permit provided that the kinds, intensity, and location of uses are managed to avoid impacts to all habitat, archaeological, and historical resources. The existing hunt clubs and landing permit systems which are operated by the property owners shall be allowed to continue at their current levels without permit requirements.
- Policy 6: All uses, including overnight anchoring of boats, within and in close proximity to marine bird nesting sites and pinniped rookeries shall be prohibited during the time when such uses would create disturbances to those habitats and the species utilizing them.

Policy 7: Permitted development shall be sited and designed to be subordinate to the natural setting. Construction of new above-ground structures in excess of 1,000 square feet excluding minor structures for agricultural purposes (i.e., fences, sheds) shall be subject to design review by the County Board of Architectural Review.

Policy 8: All energy related development including oil wells, separation and treatment facilities, pipelines, refineries, etc., shall be prohibited.

Action 1: The County in consultation with the Department of Fish and Game, the landowners, commercial and sport fishing groups, and other interested persons shall determine whether certain intertidal and subtidal areas adjacent to the islands qualify for preserve status. Such preserves, if established, shall not be used for commercial or sport fishing. Permitted uses shall be limited to non-appropriative recreation (i.e., diving or photography) and scientific research.

Action 2: Until such time as feral animals are eliminated from the islands, the County should encourage and support efforts by landowners or other interested parties to protect areas with significant native vegetation by fencing or other such enclosures.

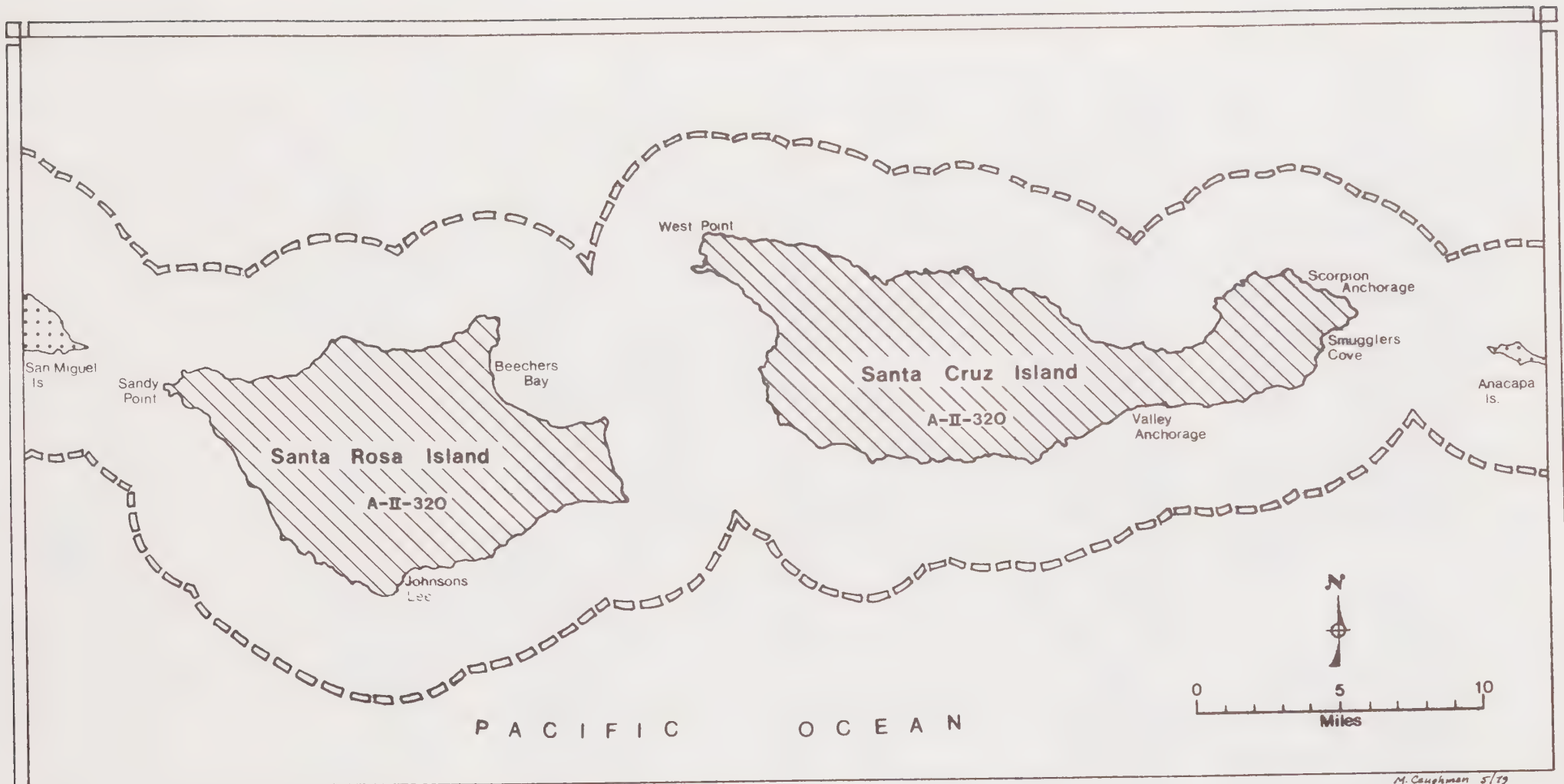
Action 3: The County shall encourage the nomination of Santa Rosa and Santa Cruz Islands to the National Register of Historic Places.

In addition, the following policies from Chapter 3 of the land use plan shall apply to Santa Cruz and Santa Rosa Islands:

Section 3.3 Hazards: All policies

Section 3.9 Environmentally Sensitive Habitat Areas: All policies

Section 3.10 Archaeological and Historical Resources: Policies 10-1, 10-2



**Generalized Land Use Plan
Channel Islands Planning Area
County of Santa Barbara
Local Coastal Program**

Land Use Designation see text for definition

-  COASTAL ZONE BOUNDARY
-  LAND UNDER FEDERAL JURISDICTION

 **AGRICULTURE II (320 acre min.)**

Definitions

APPENDIX A

DEFINITIONS

CHAPTER 3

3.2 DEVELOPMENT

30106. "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

Structure

As used in this section, "structure" includes, but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission and distribution line, and fences and walls exceeding six feet in height.

30114. "Public works" means the following:

(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.

(c) All publicly financed recreational facilities and any development by a special district.

(d) All community college facilities.

3.3 HAZARDS

Floodway and Floodway Fringe

The floodway is the channel of a stream, plus any adjacent flood plain area, that must be kept free of encroachment in order that the 100-year flood be carried without substantial increase in flood height. As minimum standards, the Federal Insurance Administration limits such increases in flood heights to 1.0 foot, provided that hazardous velocities are not produced.

The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. The floodway fringe thus encompasses the portion of the flood plain that could be completely obstructed without increasing the water-surface elevation of the 100-year flood more than 1.0 foot at any point.

Hillside

Hillsides are defined as lands with slopes exceeding twenty percent.

Watershed

Watersheds are defined as regions or areas drained by a network of surface or subsurface watercourses and have the potential for impacts on coastal streams, wetlands, estuaries, and groundwater basins through runoff and percolation.

3.5 HOUSING

Definition of Low and Moderate Income

In accordance with the regulations of the California Housing Finance Agency, "persons of low and moderate income" are defined to include all the following:

- (1) A "very low income family" is a family whose income does not exceed 50 percent of the median income for the area, as determined by HUD¹ with adjustments² for smaller and larger families.
- (2) A "low income family" is a family whose income does not exceed 80 percent of the median income for the area, as determined by HUD¹ with adjustments² for smaller or larger families, except that income limits higher or lower than 80 percent may be established on the basis of its findings that such variations are necessary because of the prevailing levels of construction costs, usually high or low incomes, or other factors.

¹Generally defined by HUD as a county; ²adjustments as made by HUD.

- (3) A "moderate income family" is a family whose income does not exceed 120 percent of the median income for the area, as determined by HUD¹ with adjustments² for smaller and larger families.
- (4) For purposes of this section "family" includes an elderly, handicapped, disabled, or displaced person and the remaining member of a tenant family as defined in Section 201 (a) of the Housing and Community Development Act of 1974.

A generally accepted definition of affordable housing is that for which costs do not exceed 25 percent of the family gross income. Housing costs include rent or mortgage payment, property taxes, insurance, heat and utilities, and maintenance and repairs.

Definition of Housing Condition

- Condition A - New, near new, housing under construction and older housing which has been exceptionally well maintained.
- Condition B - Housing where minor deficiencies are apparent, where roofs need repair work, buildings need painting and other weather protection, garage doors are sagging or inoperable. Housing where an expenditure of from \$1,000 to \$5,000 and good ongoing maintenance will extend the useful life of the building beyond a 40-year period.
- Condition C - Housing where major deficiencies are apparent, often without foundations, roofs sagging, paint and weather protection work needed, some structural failures in porches and steps. These are usually older buildings (pre-building code) whose original construction was inadequate or buildings which have had little or inadequate maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a three- to ten-year period. "C" condition housing would likely require a \$5,000 to \$20,000 expenditure and a program of sound maintenance to provide the building with an additional 40-year life.
- Condition D - Dilapidated housing which had deteriorated beyond reasonable economic repair. The term "reasonable economic repair" is meant to mean that a sum of money in excess of 50 percent of the as-is value of the building would be required to rehabilitate the dwelling to livable standards.

Source: Santa Barbara County Housing Condition Inventory, June 1977.

¹Generally defined by HUD as a county; ²adjustments as made by HUD.

3.6 INDUSTRIAL AND ENERGY DEVELOPMENT

30107. "Energy facility" means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

Aquaculture

Aquaculture is the culture of plants and animals in an aquatic medium.

3.8 AGRICULTURE

Definition of Prime Agricultural Lands

Section 51201 of the California Government Code:

- (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre.
- (5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.

3.9 ENVIRONMENTALLY SENSITIVE HABITAT AREAS

30121. "Wetland" means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens.

Definitions of other commonly used terms include:

Biota: all plants and animals occurring within a certain region.

Coastal Strand: a plant community found in sandy beaches and dunes scattered along the entire coast. The vegetation is low or prostrate, often succulent and late flowering.

Coastal Sage Scrub: a plant community found on dry rocky or gravelly slopes below 3,000 feet composed of shrubs, one to five feet tall.

Community: an assemblage of plant and animal populations occupying a given area.

Chaparral: a dense, sometimes impenetrable plant community found on dry slopes and ridges. Chamise, toyon, scrub oak, ceonothus, and manzanita are dominant species.

Disjunct: a plant or animal species found in an area outside of its usual range.

Ecosystem: a system formed by the interaction of a community of organisms with their environment.

Estuary: that part of the mouth or lower course of a river in which the river's current meets the sea's tide.

Hybrid: an offspring of two animals or plants of different variety or species.

Intertidal: of or pertaining to the seashore region that is above the low-water mark and below the high-water mark.

Invertebrate Fauna: animals lacking a backbone and internal skeleton such as a sea anemone.

Marsh: a tract of low, wet land, often treeless and periodically inundated, characterized by grasses, sedges, cattails, and rushes.

Mudflat: a mud-covered, gently sloping tract of land, alternately covered or left bare by tidal waters.

Reef: a ridge of rocks or sand at or near the surface of the water.

Relict: a persistent remnant of an otherwise extinct flora or fauna.

Salt Marsh: a marshy tract that is wet with salt water or flooded by the sea.

Salicornia Marsh: a wetland or marsh area in which the dominant vegetation is pickleweed (Salicornia spp.).

Sloughs: an area of soft, muddy ground, swamp, or swamplike region; a marshy or reedy pool, pond inlet, backwater, or the like.

Subtidal: the area just beyond the intertidal zone not subject to tidal fluctuation below the low tide line.

Tideflats: a marshy, sandy, or muddy nearly horizontal coastal flatland which is alternately covered and exposed as the tide rises and falls.

Tidepool: an accumulation of sea water remaining in a depression on a beach or reef after the tide recedes, occupied by a variety of plant and animal species.

RARE AND ENDANGERED SPECIES

Animals (California Department of Fish and Game)

An animal whose existence is threatened by one or more conditions as listed below is considered rare and endangered.

1. The mortality rate exceeds the birth rate.
2. The species is not capable of adapting to environmental change.
3. The species' habitat is threatened by destruction or serious disturbance.
4. Survival is threatened by the unwanted introduction of other species through predation, competition, or disease.
5. Environmental pollution threatens the species' survival.

Fully Protected Status (Fish and Game Code)

3511. Fully protected birds and parts thereof may not be taken or possessed at any time and no provision of this code or any other law shall be construed to authorize the issuances of permits or licenses to take any fully protected bird and no such permits or licenses heretofore issued shall have any force or effect for any such purpose; except that the commission may authorize the collecting of such species for necessary scientific research.

Plants (California Native Plant Society)

A plant is rare if:

1. It exists in only one or a very few restricted localities.
2. It occurs in such small numbers that it is seldom seen or collected regardless of its total area.

3. It exists only on a type of habitat that is likely to disappear or change for any reason.

A plant is endangered if:

1. It is actively threatened with extinction and not likely to survive unless some protective measures are taken.

Marine Mammals Protection Act (1972)

Public Law 92-522: This Act establishes a moratorium on the taking and importation of marine mammals and marine mammal products. Additionally the Act encourages "efforts to protect the rookeries, mating grounds, and areas of similar significance for each species of marine mammal from the adverse effect of man's action."

APPENDIX B

Land Use Definitions

LAND USE DEFINITIONS

The following definitions describe the principal permitted uses for each land use designation (see also Table 3-1 in Section 3.6 and Policy 5-10 in Section 3.5).

AGRICULTURE

The purpose of an agriculture designation is to identify and preserve agricultural land for the cultivation of plant crops and the raising of animals. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land (see Appendix A), land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts. Plant crops include food and fiber crops, orchards, field crops, nurseries, and greenhouses. Animal raising includes grazing and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses, buildings and structures related to the agricultural use of the site, and uses of a public works, public service, or public utility nature. In the coastal zone, oil drilling and related activities are permitted in AG II.

Agriculture I (5 to 40 acres minimum parcel size)

This designation applies to acreages of prime or non-prime farmlands and agricultural uses which are located within or adjacent to the generally urbanized areas. Agriculture I uses include, but are not limited to, food, fiber, orchards such as citrus, avocado, and walnuts, flower and vegetable growing, berries, vineyards, field flowers, nurseries, and greenhouse operations. Only structures related to these activities and single family residences (one unit per specified minimum parcel size) are permitted. Additional dwellings for resident farm workers (i.e., ranch managers, foremen, or caretakers) may be allowed subject to a conditional use permit. Raising of animals for commercial purposes, the boarding of animals, riding stables and animal husbandry services are also permitted as conditional uses.

Agriculture II (40, 100, 320 acres minimum parcel size)

This designation applies to agricultural uses which include, but are not limited to, field crops, orchards, vineyards, truck crops, apiculture, aviculture, cattle, horse and animal raising, and pasture and forage crops. Only structures related to these activities and single family residences

NOTE: Only the definitions for classifications used in the coastal zone are included here. For other designations, refer to the Comprehensive Plan.

(one unit per specified minimum parcel size) are permitted under this designation. Additional dwellings for resident farm workers (i.e., ranch managers, foremen, or caretakers) may be allowed subject to a conditional use permit. Greenhouses and low intensity recreationally oriented facilities such as hiking trails, stables, and campgrounds may be permitted subject to a conditional use permit if they conform to all other policies specified in the land use plan.

PARK AND RECREATION AREAS

Existing Public and Private Recreation and/or Open Space

The purpose of this designation is to provide opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may also be permitted. However, intense commercial recreational development shall be limited to areas designated for commercial uses. For example, fairgrounds, amusement parks and large indoor recreational complexes, along with visitor-serving facilities such as hotels and motels, are not permitted in areas designated for recreation.

Proposed Public Access Corridors or Recreation Areas

This designation identifies those lands suitable for future access corridors and recreational areas.

MOUNTAINOUS AREAS (40 and 100 acres minimum parcel size)

The purpose of this designation is to delineate land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. These lands have extreme fire hazards and a minimum of public roads and services. These areas shall be kept free of intensive development to preserve them for such uses as watershed, scenic enjoyment, grazing and certain low-intensity residential uses (not to exceed one unit per specified minimum parcel size).

OPEN LANDS (100 acres minimum parcel size)

These areas are lands which have outstanding resource values, are subject to environmental constraints on development, and have no agricultural potential. One residence per 100 acres is permitted in this category provided the dwelling is sited to minimize impacts on sensitive areas. Resource dependent uses such as sand-mining and oil well drilling may be allowed subject to a conditional use permit.

RESIDENTIAL LAND USES

Density is the primary parameter within which residential land uses are defined. Density is used to describe the number of dwelling units permitted on an acre of land or, in later translation into zoning, the number of dwelling units permitted on a lot of a given size. Within urban areas, residential uses permitted may include child day care, fraternities, sororities, dormitories, boarding and lodging houses, in addition to single and multiple family dwelling units. Family care homes and special care homes may be permitted with a conditional use permit as specified in the County Zoning Ordinance. The following three designations merit special attention.

Rural Residential (40 - 100 acres minimum parcel size)

The intent of this designation is to provide for low density residential development that will preserve the rural character of an area. While the emphasis of this designation is on residential development, other limited non-residential development is allowed if compatible with a rural residential setting. Rural residential lands are generally of marginal agricultural value. However, light agricultural uses are permitted and encouraged as long as appropriate performance standards regarding noise, traffic, dust, etc., can be met. Uses permitted within rural residential areas include single family residences, home livestock, buildings incidental to and supportive of light agriculture and agriculture hobbieist activities; keeping of horses for use by owner; and hobby activities. Livestock for commercial sale, kennels, and market gardens may be permitted subject to a conditional use permit.

Residential Ranchette (5 - 20 acres minimum parcel size)

This designation is intended for use within rural areas outside of but adjacent to urban areas. While the use of such parcels is residential, the intent of the designation is to preserve the character of rural areas and to minimize the services required by smaller lot development. The residential ranchette designation permits all forms of agriculture and related activities which would be allowed under an Agriculture I designation except greenhouses. Intensive commercial animal husbandry would not be permitted.

Planned Development

The Planned Development designation has been given to large, undeveloped parcels suitable for residential uses. The purpose of this designation is to prevent piecemeal development by requiring that the entire parcel be planned and developed as a unit. Use of flexible and innovative design concepts is encouraged. Refer to Section 3.2.3 for the detailed requirements and permitted uses in the Planned Development designation.

Residential Designations

	<u>Maximum Dwelling Units</u>
Rural Residential	1 unit/40 acres to 1 unit/100 acres
Residential Ranchette	1 unit/5 acres to 1 unit/20 acres
Single Family (minimum lot size)	
3 or more acres	0.3/acre
1 acre or more	1.0/acre
20,000 sq. ft. or more	1.8/acre
10,000 sq. ft. or more	3.3/acre
7,000 sq. ft. or more	4.6/acre
Multiple (minimum land area per unit)	
3,500 sq. ft. or more	12.3/acre
2,180 sq. ft. or more	20.0/acre
1,450 sq. ft. or more	30.0/acre

COMMUNITY FACILITIES

Educational Facilities (Public or Private) - include all proposed and existing public schools from elementary through college level.

Institution/Government - is for all major public and quasipublic land uses not included in the categories already defined, such as military installations, State office buildings, County hospitals.

Public Utility - an area designated for the facilities and service of a public utility or public service entity. Screening, landscaping, and other design requirements may be prescribed by the Zoning Ordinance to ensure compatibility with surrounding land uses.

Civic Center - an area designated for public and quasi-public buildings and services, which may include libraries, public auditoria, post offices, fire and emergency services, and other public uses.

INDUSTRIAL

Coastal Dependent Industry - the intent of this designation is to recognize that certain industrial uses require a site on, or adjacent to, the sea to be able to function at all. Coastal dependent industrial uses include onshore processing facilities for offshore oil and gas production, liquefied natural gas facilities, marine terminals, staging areas, port and harbor areas, fishing facilities, aquaculture including fish hatcheries, and areas for deploying oil spill cleanup equipment. Other uses, though not strictly coastal dependent, may need access to the ocean under special conditions, for example, thermal power plants sited to take advantage of ocean cooling water. Policies governing these uses are specified in Section 3.6. Within this designation, other industrial uses may also be permitted, including production and processing of crude oil and gas from onshore wells.

Industrial Park - this category is not limited to a specific list of uses. It is any industrial use which is housed in well-designed buildings set in attractively landscaped grounds. This is industry in a park-like atmosphere. Uses permitted may also include commercial, as specified in the Santa Barbara County Zoning Ordinance.

Light Industry - includes industrial plants and warehouses without nuisance features but not necessarily in an industrial park.

Service Industry - lumber yards, warehousing, laundries, contractors' service yards, bulk petroleum storage, concrete batching plants, and other construction and development activities.

General Industry - all industrial uses.

COMMERCIAL

General Commercial (C)

This designation has been used to denote areas suitable for many types of commercial activities. Central business district areas, district centers, service commercial, neighborhood centers, and design commercial are all contained under this designation. Permitted uses in the General Commercial designation range from convenience activities, which serve such day-to-day needs as food, drugs, gasoline, and other incidentals, to wholesale facilities which support agricultural, construction, and transportation activities.

Highway Commercial (H)

When shown in small centers along highways and freeways, this designation permits only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations. Additionally, overnight recreation-vehicle facilities may be permitted subject to a conditional use permit.

Resort/Visitor Serving Commercial (V)

The intent of this designation is to cater to the needs of visitors to coastal recreational areas. Visitor serving commercial uses will normally be found adjacent to important recreational resource areas, at special points of interest, or in special neighborhoods or communities. The intensity of the commercial development shall be subordinate to the character of the recreational setting. Uses shall include, but not be limited to, the following: resort hotels, motels, restaurants, country clubs, guest ranches, riding stables, and beach clubs. Uses, buildings, and structures customarily incidental and accessory to such recreational facilities, including commercial uses and services, are also permitted. Uses not permitted under this designation include other retail services, unrelated office and professional services, highway related services for transients normally found at major highway interchanges or highway exits.

Office and Professional (P) - This category was developed to specifically relate to the PI, Professional Institutional Zone, of Ordinance No. 661. Permitted uses are offices, hospitals, schools, churches, etc., as specified in the Santa Barbara County Zoning Ordinance.

OVERLAY DESIGNATIONS

The purpose of the overlay designations is to indicate locations where the presence of hazards or special resources places constraints on development. These overlay designations carry special policies which are included in the land use plan text.

Environmentally Sensitive Habitat Areas - This designation applies to sensitive ecological communities or significant natural habitats. (Refer to Section 3.9.)

View Corridor - The view corridor overlay delineates areas where there are views from a principal public road to the ocean and along the coast. (Refer to Section 3.4.)

Flood Hazard - The flood hazard overlay indicates the 100-year flood plain, which is the largest area inundated by the 100-year flood. (Refer to Section 3.3.)

Site Design - The purpose of the site design overlay designation is to insure well-planned development of large, undeveloped, residentially designated lots that are subject to environmental constraints (i.e., geologic or flood hazards, habitat areas, steep slopes). To avoid piecemeal subdividing of these parcels, the overlay designation requires that the entire parcel be planned as a unit. (Refer to Section 3.2.)

BOUNDARY LINES

Urban/Rural - A boundary line shown on the land use plan map which separates those areas intended for urban land uses, i.e., residential (generally developed to a density of two or more units per acre), commercial, industrial, etc., from those areas designated for rural land uses, principally agriculture and low density residential. Agriculture, open space, recreational activities and related uses are also permitted and encouraged throughout the urban area. Limited commercial and coastal dependent industrial uses are permitted within a rural area as necessary.

Rural Neighborhood - A neighborhood area that has developed historically with lots smaller than those found in the surrounding rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the rural neighborhood boundary, infilling of parcels at densities specified on the land use plan maps is permitted.

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APPENDIX D

Service System Data

Service System Data

This appendix contains water supply and demand and wastewater treatment capacity data for the Carpinteria Valley, Summerland, Montecito, and Goleta planning areas. Water supply and demand estimates are drawn from data compiled by the County Water Agency during 1977 and 1978. Therefore, these projections do not reflect the results of the March 6, 1979, election when County voters rejected the importation of State water as a means of augmenting the County's limited water resources. This decision will undoubtedly affect the County's population growth, increases in the number of new housing units, and attendant demand for water, at least on an interim basis or until alternative local water resources can be developed.

TABLE D-1

CARPINTERIA COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1.	<u>POPULATION SERVED</u>	11,650 ⁽¹⁾	14,200 ⁽²⁾	15,200 ⁽²⁾	15,200 ⁽²⁾
2.	<u>DWELLING UNITS</u> ⁽³⁾				
	Sq. ft./DU				
	High 1,425- 3,500	1,950	2,809	3,170	3,243
	Medium 7,000-10,000	1,865	2,078	2,192	2,213
	Medium-Low 10,000-20,000	177	275	371	415
	Low 20,000-43,560	43	52	74	83
	Total Dwelling Units	4,035	5,214	5,807	5,954
3.	<u>ACREAGE</u> ⁽⁴⁾				
	Industrial ⁽⁵⁾	36	50	80	100
	Commercial	142	150	170	190
	Public Authority	469	470	480	480
	Agriculture	3,847	4,100	4,500	4,800
4.	<u>SUPPLY (AFY)</u>				
	Groundwater Safe Yield ⁽⁶⁾	4,500	4,500	4,500	4,500
	Surface Water ⁽⁷⁾	4,686	3,041	3,041	3,041
	Total Supply	9,186	7,541	7,541	7,541
5.	<u>DEMAND/WATER NEEDS (AFY)</u>				
	Residential				
	High	390	700	800	810
	Medium	578	710	750	750
	Medium-Low	64	100	130	150
	Low	37	70	100	110
	Subtotal Residential	1,059	1,580	1,780	1,820
	Industrial	207	350	560	700
	Commercial	584	600	680	760
	Public Authority	188	190	190	190
	Total M&I	2,038	2,720	3,210	3,470
	Agriculture	5,607	6,200	6,800	7,200
	Total Water Needs Without Conservation	7,645	8,920	10,010	10,670
	Total Water Needs (AFY) With Conservation ⁽⁹⁾	—	8,243- 8,523	9,175- 9,519	9,716- 10,084

Carpinteria County Water District

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. <u>SURPLUS/(DEFICIT) (AFY)</u>				
Without Conservation	—	(1,379)	(2,469)	(3,129)
With Conservation	—	(702)- (982)	(1,634)- (1,978)	(2,175)- (2,543)

Footnotes: Carpinteria County Water District

1. Source: 1975 Special Census
2. The Santa Barbara County Planning Department prepared these population projections for the County Water Agency; they are based on existing general plan policies effective 4/1/76 and on the assumption of unconstrained water use, i.e., overdraft followed by additional water supply.
3. Sources: 1975 - City of Carpinteria 1975 Existing Land Use Map (Prepared by Patterson, Langford, and Stewart); 1975 Special Census data.

1980 through 2000 - Santa Barbara County Planning Department projections for the City of Carpinteria and County (unincorporated) areas within the Water District.

Note: 1. Only occupied dwelling units are included here.
2. Since census data concerning dwelling units are not broken down into the density categories used in this report, LCP staff worked with City and County Planning staffs to make these allocations.
4. Sources: 1975 - Carpinteria County Water District 1975 Annual Acreage Report.
1980 through 2000 - City of Carpinteria General Plan (Amended 1974); Santa Barbara County Conservation Element to Proposed General Plan.
5. Industrial acreage includes light and heavy industry such as M&F Packing, Infrared, and Standard Oil. Industrial park and other types of industry that use less water per acre are treated as commercial uses for the purposes of this report.
6. Source: Geotechnical Consultants, Inc., Hydrologic Investigation of the Carpinteria Ground Water Basin, June 1976.

Note: This is the safe yield estimate presently used by the District for planning purposes.
7. Source: 1975 - actual amount of water from Lake Cachuma purchased during the 1975-76 water year.

1980 through 2000 - the District's average future entitlement for water from Cachuma.
8. The following 1975 water unit uses factors are derived from the known number of dwelling units and known amount of delivered water in that year; 1980-2000 factors are average unit use factors developed by the Water District for projection purpose

Carpinteria County Water District

<u>Residential</u>	<u>Water Unit</u> <u>Use (AFY)</u>	
	<u>1975</u>	<u>1980-2000</u>
High	.20	.25
Medium	.31	.34
Medium-Low	.36	.36
Low	.85	1.34
Industrial	7.00	7.00
Commercial	4.00	4.00
Public Authority	.40	.40
Agricultural	1.5	1.5

9. Source: County Water Agency draft report on water demand (1977); these are estimates and are not tied to an adopted District program.

TABLE D-2

Carpinteria County Sanitary District

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Population Within District ⁽¹⁾	9,500	11,750	13,000	13,000
2. Current Capacity (mgd) ⁽²⁾	2.0			
3. Estimated Wastewater Flow ⁽³⁾	1.1	1.3	1.4	1.4
4. Proposed Capacity (mgd) ⁽⁴⁾		2.0	2.0	2.0
5. GPCD ⁽⁵⁾	110			
6. Surplus/Deficit (mgd)	.9	.7	.6	.6
7. Additional Population Capacity	8,000	6,400	5,500	5,500

FOOTNOTES

(1) Population estimates for the district are based on actual (1975) and projected population figures (1980-2000) for the City of Carpinteria and areas outside of the City that have been annexed to the district. These are estimates which will need to be reviewed by Santa Barbara County Planning Department.

(2) Source: Carpinteria Sanitary District.

(3) This is the estimated average daily flow based on information received from Tony Hamilton at the district sanitation plant and Bill Ghormley, engineer for the district.

(4) Source: Carpinteria Sanitary District.

(5) 110 GPCD is an estimate derived from LCP research on other sanitary districts on the South Coast.

TABLE D-3

SUMMERLAND COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1.	<u>POPULATION SERVED</u>				
	District ⁽¹⁾	1,050	1,150	1,450	1,500
2.	<u>DWELLING UNITS</u>				
	Sq. ft./DU				
	High 1,425- 3,500	224	227	299	311
	Medium 7,000-10,000	192	195	252	263
	Medium-Low 10,000-20,000	11	11	18	18
	Low 20,000-43,560	13	13	19	19
	Lowest 1-3 acres	4	4	6	6
3.	<u>ACREAGE</u>				
	Industrial-Commercial	14	15	20	20
	Public Authority	6	6	6	6
	Agricultural	219	219	320	420
4.	<u>SUPPLY (AFY)</u>				
	Groundwater ⁽²⁾	---	---	---	---
	Surface Water	380	430	350	350
	Total Known Supply	380	430	350	350
5.	<u>DEMAND ⁽³⁾</u>				
	Residential				
	Highest	---	29	36	39
	High	---	24	30	31
	Medium	---	62	77	81
	Medium-Low	---	5	9	9
	Low	---	9	11	11
	Lowest	---	8	10	10
	Total Residential	119	137	173	181
	Industrial				
	Commercial	30	36	47	47
	Public Authority				
	Subtotal M&I	149	173	220	228
	Agricultural ⁽⁴⁾	50	241	352	462
	Total Demand Without Conservation	199	414	572	690
	Total Demand With Conservation ⁽⁵⁾	---	369-395	508-545	625-666

Summerland County Water District

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. <u>SURPLUS/DEFICIT (AFY)</u>				
Without Conservation	178	16	(222)	(340)
With Conservation	---	61-35	(158)-(195)	(275)-(316)

Footnotes: Summerland County Water District

1. Estimates for 1975 and 1980 were made by the Water Agency as reflected in data received from the SCWD and from other estimates made for the District. The population figure derived from the 1975 Special Census is considered low by the SCWD because it does not reflect the larger household sizes found in Summerland. The Water Agency estimated the 1975 and 1980 figures from a population curve representing the growth since 1965. The SCWD reports a figure of 1,127 for 1976. Figures for 1990 and 2000 are from projections estimated by Cliff Pauley of the Santa Barbara County Planning Department.
2. Summerland rests on consolidated rock and, as such, has no groundwater supply. Cachuma Project water is the District's sole supply source.
3. The Water Agency and SCWD use similar methodologies in determining water demands. The data presented for 1975 are directly from SCWD data, which represent actual 1975 deliveries. Projections for 1980-2000, by the Water Agency, use unit use factors for residences and duties in AF/acre for other land uses. An adjustment was made to the 1980 unit use factors. By raising each unit use value by .01, the increase in population absorbed primarily in existing residences because of the moratorium reflects the additional population's water needs with few additional dwelling units. The original unit use values provided by SCWD were increased by 10 percent to account for system losses. The resultant values represent average annual unit demands for the years 1980, 1990, and 2000:

Lowest Density Residential	1.71/unit
Low Density Residential	0.61/unit
Medium-Low Density Residential	0.47/unit
Medium Density Residential	0.32/unit
High Density Residential	0.24/unit
Highest Density Residential	0.21/unit
Commercial/Industrial/Institutional	1.71/acre
Irrigation	1.10/acre

Data provided by SCWD via letter 7/1/76 requested by Water Agency regarding water demand. 1976 and 1980 figures are for "dry year" conditions. 1990 and 2000 figures are for "average rainfall" conditions.

4. Water Agency estimates of future irrigated lands are based upon the availability of suitable parcels and the plans of land owners who were about to increase their plantings before the moratorium halted their activity. The figure for the year 2000 represents almost a doubling of the irrigated lands in the hills behind Summerland.
5. Conservation figures are shown as a range between moderate and high conservation rates as developed by the Santa Barbara County Water Agency.

TABLE D-4

SUMMERLAND COUNTY SANITARY DISTRICT

1. Population Served ⁽¹⁾	1975	1980	1990	2000
	820	812	1438	1500
2. Current Capacity (mgd) ⁽²⁾	.150			
3. Estimated Wastewater Flow (mgd)	.115	.115	.158	.165
4. Proposed Capacity (mgd) ⁽³⁾	.150	.150	.150	.150
5. Gallons Per Capita Per Day (GPCD) ⁽⁴⁾	110 ⁶	110	110	110
6. Surplus/Deficit (mgd)	.035	.035	-.008	-.015
7. Additional Population Capacity ⁽⁵⁾	318	318	0	0

Source: Local Coastal Program based on information supplied by the Summerland Sanitary District.

FOOTNOTES

- (1) Santa Barbara County Planning Department estimate. The decline in population projected for 1980 assumes continuation of the current moratorium. Some surplus water may become available in Summerland according to the Summerland County Water District because of a lower water demand for agriculture than expected. If this proves true, the projected 1980 population will have to reflect new building potential.
- (2) Telephone discussion with Mr. Bill Wheatly, Manager of the Summerland Sanitary District, October 4, 1977.
- (3) Capacity rating obtained from telephone conversation with Mr. Bill Wheatly (October 4, 1977) and the California Regional Water Quality Control Board. Mr. Wheatly has indicated that plant capacity can be increased to 2.25 mgd, but this figure does not represent a Summerland Sanitary District Board Policy, nor is it mentioned in any communications between the Sanitary District and the Regional Water Quality Board. The District apparently has no facility treatment expansion plans at this time, although the Regional Water Quality Control Board is seeking Federal funds to enable the Summerland Sanitary District to prepare a technical report on future operations.
- (4) Gallons per capita/day based on Summerland Sanitary District estimates. The serviced population/wastewater flow ratio suggests that a 110 gpcd figure may be high for projection purposes.
- (5) Additional population capacity is determined by subtracting the wastewater flow (demand) from plant capacity and dividing this number by a factor of 110.

MONTECITO COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

D-9

Montecito County Water District

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
6. <u>SURPLUS/DEFICIT (AFY) ⁽⁶⁾</u>				
Without Conservation	413	(840)	(1,826)	(2,547)
With Conservation	-----	346-(378)	(284)- (1,226)	(705)- (1,675)

Footnotes: Montecito County Water District

- Population estimates were prepared by the Santa Barbara County Planning Department based on the 1975 Special Census.
- Groundwater estimates for the Montecito County Water District are based on the Hydrogeologic Investigation of Montecito Groundwater Basins, Geotechnical Consultants, Inc., 1974. This investigation established a 1,200-acre feet per year safe yield figure for the groundwater basin.
- The decline in surface water is due to projected declines in the capacity of Jameson and Gibraltar Reservoirs resulting from siltation.
- Demand is based on the following water use unit factors developed by the Santa Barbara County Water Agency:

Multiple family	.50 AFY
Duplex-fourplex	.75 AFY
Single family	1.00 AFY
Commercial & Resort	2.8 AFY
Institutional	1.2 AFY
Recreational	2.1 AFY
- Conservation figures are shown as a range between moderate and high conservation rates as developed by the Santa Barbara County Water Agency.
- Montecito shows a surplus, but facilities do not exist with which to extract the water. Also, currently claimed water rights limit allowable extractions. Recent studies have also indicated that the safe yield may be less than shown here.

TABLE D-6

MONTECITO SANITARY DISTRICT

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Population Within District ¹	8,442	8,969	10,408	11,470
Population Served	7,000	7,527	8,966	10,028
2. Current Capacity (mgd.) ²	.75			
3. Estimated Wastewater (mgd.) Flow	.70	.90	1.07	1.23
4. Proposed Capacity (mgd.) ³		.85	1.7	1.7
5. GPCD ⁴	120	120	120	120
6. Surplus/Deficit (mgd.)	.05	- .05	.63	.47
7. Additional Population Capacity ⁵	454	0	5,250	3,916

Source: Local Coastal Program figures compiled from district information

¹The difference between the District Population and the Service Population is due to the fact that many Montecito residences utilize septic systems. For projection purposes it is assumed that all future residential growth will be sewerred. District estimates are those of the Santa Barbara County Planning Department based on the 1975 Special Census. Serviced population projections are those of the Montecito Sanitary District.

²Demand is based on wastewater flow estimates provided by the Montecito Sanitary District and on Gallon Per Capita Per Day (GPCD) figures supplied by Brown & Caldwell, 1972. According to the District (Jerry Smith, October 4, 1977), wastewater flows have stabilized since implementation of the Montecito water moratorium. This has remained the case despite the fact that about 50 new connections have been made each year since the moratorium as a result of private well drillings. This apparent conservation factor could result in lower projected wastewater demand.

³A two-stage expansion is proposed for the Montecito wastewater treatment facility. The first stage, now 90% complete involves a .1 mgd. increase. The second and ultimate expansion is proposed to serve a saturation population beyond the year 2000 of 15,690, based on the Wastewater Management Study by Brown & Caldwell, July 1972.

⁴A wastewater projection figure of 120 gpcd is developed in the Wastewater Management Study by Brown & Caldwell, July 1972.

⁵Additional population capacity is based on the difference between current demand and capacity divided by the 120 GPCD developed in the Wastewater Management Study by Brown & Caldwell, July 1972.

TABLE D-7

GOLETA COUNTY WATER DISTRICT
1975-2000 Water Supply and Demand

		<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1.	<u>POPULATION SERVED</u>				
	GCWD District ⁽¹⁾	70,500	70,500	78,490	87,800
	LCMWC	3,600	3,830	4,100	4,350
2.	<u>DWELLING UNITS</u> ⁽²⁾				
	Sq. ft./DU				
	High 1,425- 3,500	10,482	10,482	12,100	14,370
	Medium 7,000-10,000	8,032	8,032	8,800	9,650
	Medium-Low 10,000-20,000	3,273	3,273	3,460	3,750
	Low 20,000-43,560	584	584	650	740
	Lower 1- 3 acres	1,795	1,795	2,000	2,200
	Lowest 3+ acres	50	50	55	60
3.	<u>ACREAGE</u> ⁽³⁾				
	Industrial	410	415	490	570
	Commercial	400	420	520	620
	Public Authority	720	720	720	720
	Recreation	400	400	440	440
	Agricultural	5,049	5,200	6,200	7,300
4.	<u>SUPPLY</u>				
	Groundwater ⁽⁴⁾	4,200	4,100	4,100	4,000
	Surface Water ⁽⁵⁾	9,310	9,520	10,080	10,080
	Total Known Supply ⁽⁶⁾	13,510	13,620	14,180	14,080
5.	<u>DEMAND (AFY)</u> ⁽⁷⁾				
	Residential				
	High	---	2,730	3,150	3,740
	Medium	---	3,290	3,600	3,960
	Medium-Low	---	1,770	1,870	2,030
	Low	---	390	440	500
	Lower	---	1,650	1,700	1,750
	Lowest	---	50	60	60
	Total Residential	8,515	9,880	10,820	12,040
	Industrial ⁽⁸⁾				
	Commercial	2,685	2,720	3,030	3,340
	Public Authority	---	---	---	---
	Total M&I	11,200	12,600	13,900	15,400

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
5. <u>DEMAND (AFY) (Continued)</u>				
Agricultural ⁽⁹⁾ (incl. private pumpage)	4,570	5,120	9,770	12,380
Sales to La Cumbre Mutual Water Co.	300	350	350	350
La Cumbre Mutual Water Co. Demand	1,470	1,530	1,670	1,830
Sunset-Las Positas MWC's*	60	---	---	---
Total Demand w/o Conservation	17,600	19,600	25,690	29,960
Total Demand w/Conservation ⁽¹⁰⁾	---	16,220- 18,350	21,500- 23,660	24,990- 27,470
6. <u>SURPLUS/DEFICIT (AFY)</u>	(4,090)	(5,980)	(11,510)	(15,880)
<u>WITHOUT CONSERVATION</u>				
SURPLUS/DEFICIT WITH CONSERVATION	(4,090)	(2,600)- (4,730)	(7,320)- (9,480)	(10,910)- (13,390)

Footnotes: Goleta County Water District

1. Data for 1975 is from the Special County Census as adjusted by the SBCPD, the GCWD, and the SBCWA to reflect the service population within the GCWD. Included in the total is the service population of the La Cumbre Mutual Water Company and two smaller private mutual water companies, Sunset and Las Positas. Excluded from the total is the population of the areas served by the City of Santa Barbara. The projected population schedule was prepared by the SBCPD and adjusted by the Water Agency to reflect the GCWD service population.
2. Santa Barbara County Water Agency.
3. Santa Barbara County Water Agency.
4. Groundwater estimates have been revised downward since 1975 to reflect the findings of a safe yield study by John Mann, consultant for the Goleta County Water District.
5. The actual surface deliveries to the GCWD in 1975 were greater than the volume shown, due to the availability of surplus water. Additional New Release Schedule (NRS) water from Cachuma was taken in advance to fulfill the demand. Otherwise, the figures are based on Cachuma Entitlement Obligations.
6. Data for 1975 represents sales by the GCWD and an estimate of 485 AF supplied privately for agriculture during the water year 1975-76. Sales by the District to commercial, industrial, and institutional accounts were determined through District records to be 2,685 AF. Residential sales were determined as 8,515 AF, or the remainder of 11,200 AF of domestic sales within the GCWD and including residents in the City. Four areas within the District are served by the District yet billed and maintained by the City. Likewise, one area within the City is served by City yet billed and maintained by the GCWD. Each of the entities receive compensation for their respective deliveries through a bi-monthly exchange. For planning purposes, these small exchange are excluded in the projections.

7. Projected residential needs are based upon future dwelling units and average unit use values determined from a GCWD survey. The survey revealed unit water uses for different lot sizes as defined on the General Plan Maps. This survey was taken in 1975 and may reflect a certain amount of conservation. The Water Agency assumes these values are average water needs for the projected dwelling units and are presented as follows:

<u>Lot Size</u>	<u>AFY/D.U.</u>
3+ acres	1.07
1-3 acres	.92
20,000 sq. ft.	.67
10,000 sq. ft.	.54
7,000 sq. ft.	.41
1,450-3,500 sq. ft.	.26

8. Projected water needs of commercial, industrial, and institutional uses are determined by applying a water use duty of 1.75 AFY/acre. This is considered an average value and is determined as such:

$$\frac{2,685 \text{ AF (sales)}}{1,530 \text{ (acreage)}} = 1.75$$

9. Agricultural water demands are presented for the area east of El Capitan. Agricultural demands west of that point are discussed under Misc. Areas. Value for 1975 represents 4,080 AF sold by the District to irrigated agriculture, and recreation, plus an estimate of private pumpage at 485 AF from the Goleta basin, 900 AF within the western section of the District, and 600 in the Goleta area, east of El Capitan. Values for 1980 represent 4,480 AF sold by the District to irrigated agriculture and recreation, representing an increase of 400 AF in District deliveries to existing acreage to allow for the maturing of groves. The 1980 figure also represents an increase in private pumpage to 2,220 AF inside and outside the District east of El Capitan. Demands for the year 1990 and 2000 are based upon acreage projections. A water duty of 1.5 AFY/acre was applied to the acreages, assuming the maturity of groves during the planning period. Recreational water demands are 800 AF for 1990 and 2000, bringing the totals to 10,100 and 11,750 for those respective years. Private pumpage could possibly meet 2,000 AF of this demand with the remainder supplied by the District, assuming the availability of water.
10. Water conservation estimates are those of the Santa Barbara County Water Agency.

TABLE D-8

GOLETA AND ISLA VISTA SANITARY DISTRICTS
PROPOSED SECONDARY TREATMENT

	<u>1975</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
1. Population Served (1) (Both Districts)	65,970	64,719	74,938	83,438
2. Current Capacity (mgd)	8.0			
3. Estimated Wastewater (2) Flows (mgd)	6.23	7.33	8.49	9.45
4. Proposed Capacity (mgd)		8.0	8.0	8.0
5. GPCD (3)	110	110	110	110
6. Surplus/Deficit	1.77	.67	(.49)	(1.85)
7. Additional Population Capacity	16,090	6,090	(4,454)	(13,181)

Source: Local Coastal Program, 1978

FOOTNOTES

1. Population figures are for the combined Goleta County and the Isla Vista Sanitary Districts as both these Districts feed into the Goleta Wastewater Treatment Facility. Figures are based on the 1975 Special Census. The projections assume the continuation of moratorium conditions through 1980.
2. Current wastewater flow is based on a compilation of flow estimates from Tables 4-2, 4-3, 4-4, and 4-5 (P. 82-86) of Upgrading Wastewater Treatment and Ocean Disposal Facilities, Brown and Caldwell, March 1976. These figures are subject to change when accurate metering is implemented.
3. 110 gallons per capita per day is derived from R. E. Blanton, Goleta Sanitary District Manager. A straight division of current wastewater flow by the existing population will yield a figure of about 94 gpcd. Brown and Caldwell indicate that current metering of wastewater flows is unreliable and this may explain the discrepancy.

Transportation

Based on current resource constraints and prevailing public attitudes, the Santa Barbara County-Cities Area Planning Council and the Santa Barbara County Transportation Department have projected minimal expansion of the transportation infrastructure. The Regional Transportation Plan calls for modest highway and airport improvements, and an ambitious improvement program for public transportation services and bicycle facilities. Even at a modest level, the highway program contained in the Plan cannot be funded with existing levels of tax revenue. Without additional revenues in the form of increased State gas taxes, levels of maintenance will be reduced, and highway construction will be eliminated entirely in the near future.

Under the Plan, projects to increase the capacity of the region's freeway and arterial system through the provision of additional traffic lanes would be considered only when the existing facility can no longer provide an acceptable level of service. An acceptable level of service is defined by the Plan as one that "can accommodate peak hours traffic at somewhat less than free flow, and which is equivalent to level of Service "D"." Level "D" operation is defined by the Highway Capacity Manual as follows: "approaching unstable flow, with operating speeds tolerable but fluctuating; there is little freedom to maneuver, comfort and convenience are low. In urban areas, delays to vehicles approaching intersections may be substantial during short periods, but the intersections clear periodically, preventing excessive backups."

Within the coastal zone, proposed transportation improvements are minimal with one exception, the widening of the Route 101 freeway to six lanes from Fairview Avenue to the Ventura County line. At present, this route consists of a four-lane freeway from the Ventura County line to downtown Santa Barbara, a conventional four-lane arterial (non-freeway) through downtown Santa Barbara, and a four-lane freeway through the west side of the City and on through the Goleta Valley. The projected need for six lanes east of the City of Santa Barbara through Carpinteria and Montecito (all within the coastal zone) is largely determined by CALTRANS traffic projections of greatly increased traffic at the Ventura County line (more than double today's traffic). If this traffic growth does occur, the addition of freeway lanes would not be needed until about 1995. There is considerable doubt that traffic growth will occur to the extent anticipated due to possible future fuel availability constraints and projected growth trends.

Detailed information regarding road capacity constraints for each of the planning areas is not available. Transportation constraints will have to be analyzed on a case-by-case basis as projects are submitted for review.

BUILDOUT PROJECTIONS

This appendix contains buildout projections under existing zoning and the land use plan for each of the planning areas. These buildout calculations are based on the estimated total number of residential units that would be permitted; total projected buildout includes existing units as well as potential additional units. There are a number of reasons to believe that the buildout calculations with respect to the number of possible units and population overstate the case. Some areas within the coastal zone are currently developed at lower densities than those permitted under existing zoning; this could also occur under the land use plan. Major demolition of recently constructed single family homes and duplexes to permit conversion to higher density development is unlikely even if the areas in question are zoned for multiple units. Furthermore, there are areas within the coastal zone where complete buildout under the land use plan is improbable because of site constraints, such as hazards and inadequate lot sizes. Therefore, the buildout projections used for analyses in each of the planning areas are hypothetical and are used only to provide a general frame of reference for discussing service system and resource constraints.

In Table E-1, the percentage increases in estimated population as a result of buildout under existing zoning and the land use plan are summarized. This table also shows the estimated number of years that would be required to reach buildout under the land use plan, assuming that growth were to occur at an annual rate of one percent. It should be noted that the one percent growth rate was selected for illustrative purposes only. Actual growth rates will vary among the planning areas depending on such factors as availability of land and resources (primarily water), air quality standards, wastewater treatment, road capacities, etc.

TABLE E-2

CARPINTERIA VALLEY - BUILDOUT UNDER EXISTING ZONING

Zoning	Existing Units	Household Size 1975	Population	Potential Additional Units	Potential Conversions	Potential Buildout	Household Size 1990	Potential Population
DR-25	144	2.1	302.4	200		344	1.8	619.2
6-R-1	67	2.5	167.5	36		103	2.4	247.2
7-R-1	56	3.2	179.2	33		89	3.0	267.0
6-R-4	0	3.2	0	6		6	3.0	18.0
8-R-1	110	3.2	352.0	117		227	3.0	681.0
10-R-1	25	2.9	72.5	89		114	2.6	296.4
12-R-1	35	2.9	101.5	6		41	2.6	106.6
DR 3.5	0	2.9	0	14		14	2.6	36.4
20-R-1	58	2.7	156.6	31		89	2.4	213.6
DR-2	7	2.7	18.9	98	6	111	2.4	266.4
1-E-1	112	2.5	280.0	224		336	2.4	806.4
2-E-1	7	2.5	17.5	4		11	2.4	26.4
3-E-1	40	2.5	100.0	61		101	2.4	242.4
A-1-X	363	2.5	907.5	760		1,123	2.4	2,695.2
T Overlay	281	2.0	562.0	0		281	2.0	562.0
20AL	0	2.5	0	22		22	2.4	52.8
40AL	0	2.5	0	8		8	2.4	19.2
100AG	3	2.5	7.5	0		3	2.4	7.2
Other	9	2.5	22.5	0		9	2.4	21.6
	<u>1,317</u>		<u>3,247.6</u>	<u>1,709</u>	<u>6</u>	<u>3,032</u>		<u>7,185.0</u>

TABLE E-3

CARPINTERIA VALLEY -- BUILDOUT UNDER THE LAND USE PLAN

E-4

<u>Land Use</u>	<u>Existing Units 1975</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Build- Out</u>	<u>Household Size 1990</u>	<u>Potential Population</u>
1 unit/7,000 sq. ft.	620	3.2	1,984.	170	790	3.0	2,370
1 unit/10,000 sq.ft.	169	2.9	490.1	60	229	2.6	595.4
1 unit/20,000 sq.ft.	65	2.7	175.5	27	92	2.4	220.8
1 unit/1 acre	90	2.5	225	64	154	2.4	369.6
1 unit/3 acres	100	2.5	250	69	169	2.4	405.6
Ranchettes 5-20 ac.	9	2.5	22.5	6	15	2.4	36.0
Ag I (5)	24	2.5	60	43	67	2.4	160.8
Ag I(10)	220	2.5	550	220	440	2.4	1,056.0
Ag I(40)	7	2.5	17.5	37	44	2.4	105.6
Other	10	2.5	25	0	10	2.4	24.0
MA 100	0	2.5	0	5	5	2.4	12.0
	<u>1,314</u>		<u>3,799.6</u>	<u>701</u>	<u>2,015</u>		<u>5,355.8</u>

TABLE E-4

CITY OF CARPINTERIA — BUILD-OUT UNDER EXISTING ZONING

Zoning	Existing Units	1975 Household Size	Population	Potential Additional Units	Potential Conversions	Potential Build-Out	1990 Household Size	Potential Population
6-R-1	375	2.5	937.5	116	0	491	2.4	1,178.4
6-R-2	83	2.1	174.3	134	19	236	2.0	472.0
6-R-3	518	2.1	1,087.8	47	30	595	1.8	1,441.8
6-R-4	268	2.1	562.8	138	137	543	1.8	977.4
7-R-1	737	3.2	2,358.4	129	0	866	3.0	2,298.0
7-R-2	5	2.5	12.5	2	3	10	2.4	24.0
8-R-1	246	3.2	787.2	74	0	320	3.0	960.0
DR-8	11	2.5	27.5	2	0	13	2.4	31.2
DR-10	89	2.5	222.5	20	0	109	2.4	261.6
DR-13	92	2.1	193.2	126	1	219	2.0	438.0
DR-14	0	2.1	0.0	56	0	56	2.0	112.0
DR-15	64	2.1	134.4	56	4	124	2.0	248.0
DR-18	0	2.1	0.0	61	0	61	2.0	122.0
DR-20	789	2.1	1,656.9	45	305	1,139	2.0	2,278.0
MHPPD	582	2.5	1,455.0	20	0	602	2.4	1,444.8
A-1-X	1	2.5	2.5	0	0	1	2.4	2.4
Other	386	2.5	965.0	0	0	386	2.38	918.68
PUD	0		0	1,660	0	1,660	2.4	3,984.0
	<u>4,246</u>		<u>10,577.5</u>	<u>2,686</u>	<u>499</u>	<u>7,431</u>		<u>17,192.3</u>

TABLE E-5

CITY OF CARPINTERIA - BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use Designation</u>	<u>Existing Units</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Conversions</u>	<u>Potential Buildout*</u>	<u>Household Size 1990</u>	<u>Potential Population</u>
2,180 sq. ft. or more	1,920	2.1	4,032.0	280	603	2,803	2.0	5,606
3,500 sq. ft. or more	765	2.5	1,912.5	301	49	1,115	2.4	2,676
7,000 sq. ft. or more	1,444	3.2	4,620.8	269	0	1,713	3.0	5,139
20,000 sq. ft. or more	11	2.7	29.7	1	0	12	2.4	29
AG	2	2.5	5.0	3	0	5	2.4	12
Other	110	2.6	286.0	0	0	110	2.4	264
Planned Development	0		0	433	0	433	2.4	1,039
	<u>4,252</u>		<u>10,886.0</u>	<u>1,287</u>	<u>652</u>	<u>6,191</u>		<u>14,765</u>

*Potential build-out = existing units + potential additional units + potential conversions.

TABLE E-6

SUMMERLAND -- BUILDOUT UNDER EXISTING ZONING

ZONING	EXISTING UNITS	HOUSEHOLD SIZE, 1975	POPULATION	POTENTIAL ADDITIONAL UNITS	POTENTIAL CONVERSIONS	POTENTIAL BUILD-OUT	HOUSEHOLD SIZE, 1990	POTENTIAL POPULATION
Within urban limit line:								
DR-25	10	2.1	21	20		30	1.8	54
7-R-3	38	2.1	79.8	33	43	114	1.8	205.2
7-R-1	93	3.2	297.6	105		198	3	594
6-R-2	161	2.5	402.5	51	28	240	2	480
10-R-1	7	2.9	20.3	22		29	2.6	75.4
20-R-1	2	2.7	5.4	10		12	2.4	28.8
1-E-1	0			4		4	2.4	9.6
5-E-1	0			1		1	2.4	2.4
Trailer Park	39	1.7	66.3	0		39	1.6	62.4
OTHER	43	2.5	107.5	0		43	2.5	107.5
TOTAL	393		1000.4	246	71	710		1619.3
Rural:								
DR-8				148		148	2.4	355.2
DR-3				138		138	1.8	248.4
20-R-1	2	2.7	5.4	64		66	2.4	158.4
1-E-1	72	2.5	180	423		495	2.4	1188
5-E-1	9	2.5	22.5	43		52	2.4	124.8
40-AL				1		1	2.4	2.4
	83		207.9	817		900		2077.2

TABLE E-7

SUMMERLAND -- BUILDOUT UNDER THE LAND USE PLAN

<u>Urban Area:</u>	<u>Existing Units</u>	<u>Potential Additional Units</u>	<u>Potential Conversions</u>	<u>Potential Build- Out</u>	<u>Household Size 1990</u>	<u>Potential Population</u>
10,000 sq. ft.	9	15.6	0	24.6	2.6	63.96
7,000 sq. ft.	93	75.8	0	168.8	3	506.4
3,500 sq. ft.	182	72	24	278	2	556
1,450 sq. ft.	48	27	58	133	1.6	212.8
Other (Commercial)	61	0	0	61	2.5	152.5
TOTAL Urban	393	190.4	82	665.4		1,491.66
<u>Rural Area:</u>						
AG 1	12	33	-	45	2.4	108
Residential	19	28	-	47	2.4	112.8
Ranchette						
1 Unit/1 Acre	50	73	-	123	2.4	295.2
1 Unit/3 Acre	2	9	-	11	2.4	26.4
TOTAL Rural	83	143		226		542.4

TABLE E-8

MONTECITO—BUILDOUT UNDER EXISTING ZONING

Zoning	Existing Units 1975	Household Size 1975	Population	Potential Additional Units	Potential Build- Out	Household Size 1990	Potential Population
DR-12	212	2.1	445.2	262	474	2.0	948
6-R-2	316	1.9	600.4	651.7	967.7	1.8	1,741.8
20-R-1	438	2.7	1,182.6	176	614	2.4	1,473.6
1-E-1	100	2.5	250	204	304	2.4	729.6
PRV	50	2.7	135	58	108	2.4	259.2
	1,116		2,613.2	1,351.7	2,467.7		5,152.2

TABLE E-9

MONTECITO--BUILDOUT UNDER THE LAND USE PLANLand Use

3,500 sq. ft.	562	466	1,028	2.0	2,056
7,000 sq. ft.	5	92	97	2.4	232.8
20,000 sq. ft.	455	116	571	2.4	1,370.4
1 Unit/1 Ac	92	178	270	2.4	648.0
1 Unit/3 Ac	0	5	5	2.4	12.0
AG 1 (10)	1	3	4	2.4	9.6
REC	0	0	0	0	0
SCHOOL	1	0	1	2.4	2.4
PD	0	40	40	2.4	96
	1,116	900	2,016		4,427.2

TABLE E-10

GOLETA -- BUILDOUT UNDER EXISTING ZONING
(EXCLUDING ISLA VISTA AND UCSB)

<u>Zoning</u>	<u>Existing Units</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Conversions</u>	<u>Potential Buildout</u>	<u>Household Size 1990</u>	<u>Potential Population</u>
6-R-1	0	2.9	0	308		308	2.6	800.8
7-R-1	439	3.8	1,668.2	394		833	3.4	2,832.2
10-R-1	205	3.6	738	47		252	3.2	806.4
20-R-1	86	3.4	292.4	224		310	3.2	992.0
1.5-EX-1	114	3.2	364.8	89		203	3.0	609.0
2.5-EX-1	31	3.2	99.2	14		45	3.0	135.0
3.5-EX-1	36	3.2	115.2	29		65	3.0	195.0
DR-2	7	3.4	23.8	592	5	604	3.2	1,932.8
DR-10	129	2.9	374.1	1,680		1,809	2.6	4,703.4
7-R-3	418	2.9	1,212.2	160		578	2.6	1,502.8
40-AL	1	3.2	3.2	1		2	3.0	6.0
A-1-X	1	3.2	3.2	89		90	2.0	180.0
Other	234	3.1	725.4	0		234	2.9	678.6
	<u>1,701</u>		<u>5,619.7</u>	<u>3,627</u>	<u>5</u>	<u>5,333</u>		<u>15,374.0</u>

TABLE E-11

GOLETA -- BUILDOUT UNDER THE LAND USE PLAN
(EXCLUDING ISLA VISTA AND UCSB)

Land Use	Existing Units 1975	Household Size 1975	Population	Potential Additional Units	Potential Build- Out	Household Size 1990	Potential Population
1,450 sq. ft.	577	2.1	1,211.7	326	903	1.8	1,625.4
3,500 st. ft.	258	2.9	748.2	663	921	2.6	2,394.6
7,000 sq. ft.	439	3.8	1,668.2	30	469	3.4	1,594.6
20,000 sq. ft.	86	3.4	292.4	70	156	3.2	499.2
1 ac. or more	143	3.2	457.6	195	338	3.0	1,014.0
3 ac. or more	36	3.2	115.2	26	62	3.0	186.0
PD	0	0	0	1,040	1,040	3.2	3,328.0
AG 5	20	3.2	64	12	32	3.0	96.0
AG 10	4	3.2	12.8	25	29	3.0	87.0
AG 100	0	0	0	2	2	3.0	6.0
OTHER	138	3.1	427.8	0	138	2.9	400.2
	<hr/> 1,701		<hr/> 4,997.9	<hr/> 2,389	<hr/> 4,090		<hr/> 11,231.0

*Includes 540 potential units that would be possible on More Mesa under the P.D. alternative and 500 units for the University Exchange property.

TABLE E-12

ISLA VISTA -- BUILD-OUT UNDER EXISTING ZONING

<u>Zoning</u>	<u>Existing Units</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Conversions</u>	<u>Potential Buildout</u>	<u>Household Size 1990</u>	<u>Potential Population</u>
10-R-1	92	3.6	331.2	123	0	215	3.2	688.0
SR-2-D	1,458	2.9	4,228.2	633	236	2,327	2.6	6,050.2
SR-4-D	3,720	2.1	7,812.0	769	611	5,100	1.8	9,180.0
Other	<u>156</u>	3.1	<u>483.6</u>	<u> </u>	<u>0</u>	<u>156</u>	2.9	<u>452.4</u>
Totals	5,426		12,855.0	1,525	847	7,798		16,370.6

TABLE E-13

ISLA VISTA -- BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use</u>							
1,450 sq.ft.	1,587		493	270	2,350	2.6	6,110.0
2,180 sq.ft.	3,375		327	101	3,803	1.8	6,845.4
3,500 sq.ft.	165		100	17	282	2.6	733.2
7,000 sq.ft.	0		4	0	4	3.4	13.6
10,000 sq.ft.	99		135	0	234	3.2	748.8
Other	<u>200</u>		<u>0</u>	<u>0</u>	<u>200</u>	2.9	<u>580.0</u>
Totals	5,426		1,059	388	6,873		15,031.0

TABLE E-14

GAVIOTA COAST -- BUILDOUT UNDER EXISTING ZONING

<u>Zoning</u>	<u>Existing Units 1975</u>	<u>Household Size 1975</u>	<u>Population</u>	<u>Potential Additional Units</u>	<u>Potential Build- Out</u>
8-R-1	0	3.2	0	101	101
10-R-1	4	3.2	12.8	954	958
30-R-1	0	3.2	0	45	45
1-E-1	34	3.2	108.8	42	76
U (Ag)	96	3.2	307.2	398	494
100 AL (Ag)	14	3.2	44.8	19	33
	<u>148</u>		<u>473.6</u>	<u>1,559</u>	<u>1,707</u>

TABLE E-15

GAVIOTA COAST--BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use</u>					
1 unit/acre	34	3.2	108.8	24	58
Rural					
Residential	46	3.2	147.2	37	83
A-II-100	25	3.2	80.0	60	85
OTHER	43	3.2	137.6	0	43
	<u>148</u>		<u>473.6</u>	<u>121</u>	<u>269</u>

TABLE E-16

NORTH COAST -- BUILDOUT UNDER EXISTING ZONING

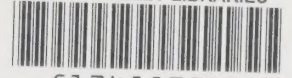
<u>Zoning</u>	<u>Existing Units</u>	<u>Potential Additional Units</u>	<u>Potential Build- Out</u>
100 AL (Ag)	34	374	408
40 AG	0	18	18
U (Ag)	1	491	492
	<u>35</u>	<u>883</u>	<u>918</u>

TABLE E-17

NORTH COAST -- BUILDOUT UNDER THE LAND USE PLAN

<u>Land Use</u>			
Ag-II-100	4	18	22
Ag-II-320	35	239	274
Other	1	0	1
	<u>40</u>	<u>257</u>	<u>297</u>

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